

# 14 Camborne Place

Yeovil Somerset BA215DQ







- Immaculate Decorative Condition
- Walking Distance To The Mail Line Station
  - Under Floor Heating To Ground Floor
    - Radiators To First Floor
    - Parking To The Rear
    - Enclosed Garden
    - No 'Onward Chain

Guide Price £265,000 Freehold

Yeovil Sales 01935 423526 yeovil@symondsandsampson.co.uk







### THE DWELLING

This beautiful home is constructed in attractive Flemish bond brickwork with stone mullions and light brick banding in keeping with the more traditional homes within the road. Found in this very convenient area of town walkable to the train station and town centre, this delightful semi-detached house, built in 2017/2018, offers a perfect blend of modern living and comfort. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The contemporary open plan/two reception room design provides functionality, ample opportunity for relaxation and entertaining, ensuring that there is plenty of room for both quiet evenings and lively gatherings.

### **ACCOMMODATION**

The accommodation comprises entrance lobby, sitting room, open plan fitted kitchen with breakfast bar, further dining room/area, downstairs cloakroom/WC, first floor landing, three good sized bedrooms, en suite shower room and family bathroom.

### **OUTSIDE**

Front:

The front area is enclosed by a matching brick built dwarf wall with payed area.

### Rear:

The good sized rear garden to the rear is enclosed with timber fencing to the boundaries. The two off street parking spaces, also laid to brick paviour, are accessed via a shared brick paviour drive and will be found to the rear of the garden.

#### SITUATION

Yeovil offers a wide range of excellent shopping, business and cultural facilities. There are three supermarkets, schools from primary through to secondary and the Yeovil College within easy reach. Regular bus services run within the town, also serving nearby villages and neighbouring towns. A mainline railway station will be found at Yeovil Junction, and good road links to the A30, A303 and A37 are all close by. The M5 junction 23 is approximately 20 miles away, and the South Coast is approximately 25 miles.

### **DIRECTIONS**

What3words:

///actors.smart.secret

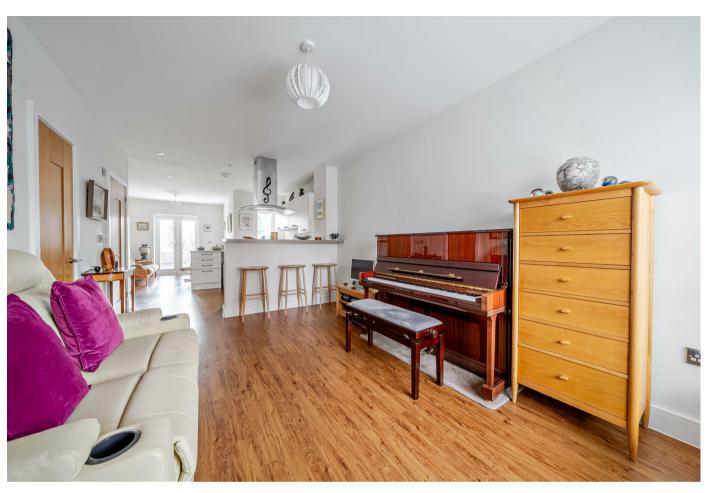
#### **SERVICES**

Mains water, electricity, drainage and water. Underfloor heading to the ground floor, radiators to the first floor. Double glazed windows.

## MATERIAL INFORMATION

Council Tax Band: C

Flood Risk: Very Low









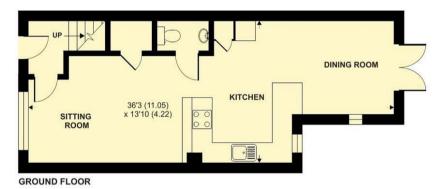
# Camborne Place, Yeovil, BA21 5DQ

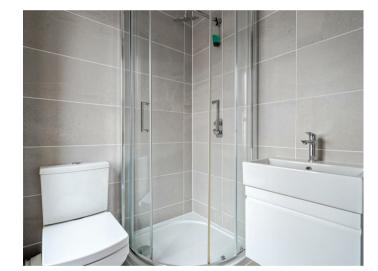
APPROX. GROSS INTERNAL FLOOR AREA 938 SQ FT 87.1 SQ METRES











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#### YEO/SH/16.12.2025







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