



FOR SALE

Preston Road, Yeovil, BA20 2BY

£390,000



ORCHARDS
ESTATES

An exciting opportunity to purchase a large family home on Preston Road with off road parking and a garage. Arranged over four floors, this house comes to the market for the first time in over twenty five years. With high ceilings and period features, the house is very light and airy with capacious rooms and versatile living spaces. There is the opportunity for the new owners to work from home without compromising the living space in the house and the rear garden offers privacy and is sublimely low maintenance. The house is the ideal home for a family within minutes of all the amenities of Yeovil and within walking distance of a number of primary and secondary schools.

£390,000



LOCATION

Yeovil is a thriving market town surrounded by beautiful countryside offering good shopping, business, cultural and leisure activities including a multi-screen cinema and adjacent ten pin bowling, public swimming pool, Nuffield Health Club, Westlands Entertainment Venue along with an excellent range of restaurants and bars. Mainline train station and excellent transport links as Yeovil is situated within easy reach of the A303, the county town of Taunton and the M5 are approximately 24 miles. Only 7 miles from the delightful Abbey town of Sherborne with its well known schools and 19 miles from Dorchester. The Dorset coast at West Bay is 20 miles distant. The cities of Exeter, Bristol, Bath and Salisbury are all within approximately 1 hours driving distance. Sporting activities include golf at Yeovil and Sherborne, fishing and dinghy sailing at Sutton Bingham Reservoir.

Approach

The house is set back from the road with off road parking for one large car. Behind the parking area, steps lead down to the lower ground floor. This area also contains a professionally installed Ohme EV charger. In the outside rear section, a door leads to the garage and there is access to the main garage door. To the left of the parking area, steps lead up past developed plants and shrubs, to the front door of the house.

Raised Ground Floor

A large entrance hall, from which the stairs rise, welcomes you. There are impressively high ceilings throughout this level of the house. The main reception room, in fact two rooms but with sliding doors creating the illusion of one, has both front and rear facing windows and a fireplace in the front room. To the rear, one door leads to the office - ideal for at least two people to set up work

stations, and a second door leads to the rear hall with boot room and wc. There is garden access from the boot room. Back in the rear hall, stairs lead down to the Lower Ground Floor.

Lower Ground Floor

At the bottom of the stairs is a corridor, currently operating as a very useful storage area which stretches behind the stairs. Walking straight ahead from the stairs, there is a door at the end of the corridor which opens into the lower ground floor entrance porch. This currently operates as a tumble dryer space. Also found on the lower ground floor is a dining room with a beautiful sash window and ideal proportions for an intimate dining setting. To the rear is a shower room with wc and a kitchen with rear door leading to a small outside area. This space is encased by high walls with a door to a large outdoors store, currently housing a washing machine.

First floor

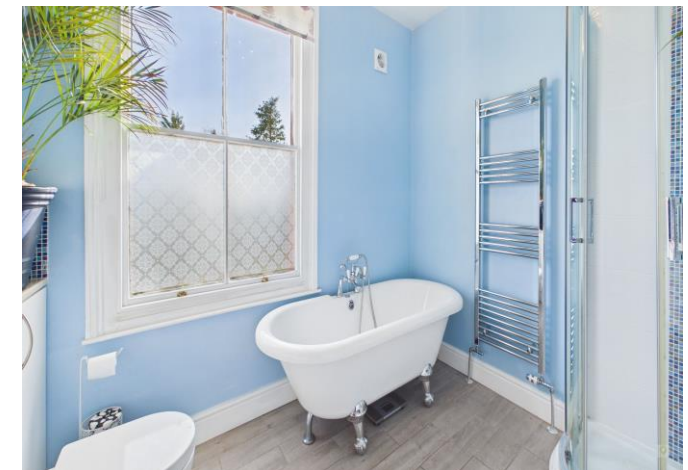
Enjoying high ceilings and a large stained glass, rear aspect, landing window, there are two double bedrooms on this level as well as a generously proportioned bathroom. A roll top bath and a separate shower cubicle provide versatile bathing options! Surrounding the wash hand basin is a range of fitted vanity units for bathroom storage with the luxury of underfloor heating. The master bedroom is rear aspect, light and airy with a feature fireplace and space for a very large bed. The second bedroom is front aspect and also large enough to accommodate a large double bed.

Second Floor

The attic room, which currently operates as a third bedroom and study, is a good sized room offering eaves storage. This would make an ideal alternative working from home space or as a teenager's bedroom / den.

Outside rear

To the rear of the house is a large courtyard garden in which the current owners have enjoyed a variety of potted plants and shrubs. This is an ideal sun trap to be enjoyed



without the inconvenience of mowing lawns and endless weeding. A door leads to the garage and a gate leads out to the main garage door. Prospective buyers should note that there is unobstructed right of access over a neighbour's drive to access the garage but that the rear drive belongs to the neighbour and does not include the automatic right to park in front of the garage door. Please ask Orchards Estates for further details on this.

MATERIAL INFORMATION

- Freehold built c.1860
- EPC - to come
- Council Tax Band - C
- Services - Mains water, drainage, gas and electric
- Worcester Bosch Greenstar Ri Boiler – We are reliably informed by the vendor that it was last serviced in June 2024.
- Single Garage and off road parking
- Flood Zone - 1 low risk of flooding from rivers and sea
- Broadband - Ultrafast available - 2000mbps

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	66 D
39-54	E		
21-38	F		
1-20	G		

 <p>Floor -1 Building 1</p>	 <p>Floor 1 Building 1</p>	
 <p>Floor 2 Building 1</p>	 <p>Floor 3 Building 1</p>	<p>Approximate total area⁽¹⁾ 172.3 m² 1852 ft²</p> <p>Reduced headroom 6.6 m² 71 ft²</p>
 <p>Floor 1 Building 2</p>		<p>(1) Excluding balconies and terraces</p> <p>Reduced headroom Below 1.5 m/5 ft</p> <p>Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.</p> <p>GIRAFFE360</p>

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