

Symonds
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Estate Agents
FOR SALE

21 Dodham Crescent
Yeovil, Somerset

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Yeovil
Somerset
BA20 2DT



- Super End Terrace Home
 - No Onward Chain
 - Close Town Centre
 - Short Walk Leonardo
 - Ideal First Time Buy
- Excellent Investment Opportunity
 - Private Rear Garden
 - Super Fitted Kitchen

Guide Price **£235,000**

Freehold

Yeovil Sales
01935 423526
yeovil@symondsandsampson.co.uk



THE PROPERTY

A fine end-of-terrace home benefitting from gas central heating, UPVC double glazing, coved ceilings and attractive timber doors with stainless steel door furniture. The house lies a short walk from both Yeovil District Hospital and Leonardo there represents a fantastic investment opportunity or first-time buy.

A part glazed entrance door leads to the hall, from which lies the cloakroom and superb kitchen with fitted oven, hood and hob. The sitting room is a good size and this in turn gives access to the sun lounge, which is of UPVC double-glazed construction on a brick base and has a door to the rear garden.

On the first floor is a master bedroom with ensuite shower room, 2 further bedrooms and a family bathroom.

OUTSIDE

To the front of the property is a small area of garden, whilst at the rear is a private lawned garden with a shed, gate to the rear and enclosed by lap panel fencing. There is one allocated parking space.

SITUATION

The property is located centrally in the town, literally a "stone's throw" from all amenities. Yeovil provides a

comprehensive range of excellent shopping, business, and cultural facilities, along with a desirable collection of restaurants, public houses, and cafés. Yeovil is a very sporty town with a number of golf courses in the area, rugby union played at club level, and Yeovil Town Football Club, otherwise known as the Glovers.

Yeovil Country Park boasts 127 acres of beautiful countryside with its network of footpaths and waterways, riverside and woodland walks following the path of the River Yeo. The 20 acres that make up Ninesprings is believed to have been developed as an ornamental park for the Aldon Estate. You can enjoy plenty of walks leading to Aldon Park, with wide-open spaces ideal for dog walking. Ham Hill, to the west of Yeovil, is centred on a huge Iron Age hill fort and is popular for picnicking, walking and mountain biking in the grassy hollows of the old quarry workings.

There are extensive opportunities for equestrian sport, and active sailing clubs are based at Sutton Bingham Reservoir and in the Chew Valley.

Being close to the borders of Dorset and the gateway to the Jurassic Coast, you will find yourself within easy access to some of the most beautiful rural and coastal areas in the UK.

Yeovil has some excellent road and rail links across the south and to London, making this a very desirable countryside location. There are two mainline railway stations at Yeovil Junction and Pen Mill with frequent daily trains to Exeter, Bristol and London Waterloo. The town is also served by three international airports – Bristol, Exeter and Bournemouth, all within approximately an hour's drive.

DIRECTIONS

What3words [///spins.trail.mock](https://www.what3words.com/#!/en/09q2g.44p3r.44p3r)

SERVICES

Mains water, gas, electricity and drainage. Gas-fired central heating.

Broadband - Ultrafast broadband is available.

Mobile signal/coverage - There is mobile coverage in the area. Please refer to Ofcom's website for more details.

MATERIAL INFORMATION

Council Tax Band: C

Somerset Council: 01935 462462



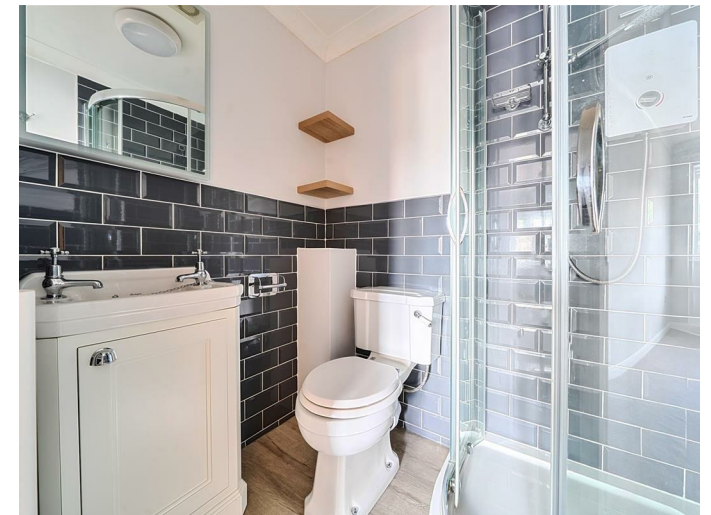
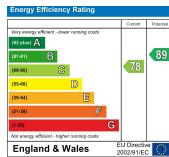
Dodham Crescent, Yeovil

Approximate Area = 993 sq ft / 92.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1508203



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