

Symonds
& Sampson

38 Crofton Avenue
Yeovil, Somerset

38 Crofton Avenue

Yeovil
Somerset
BA21 4DL



- For Modernisation
- Close Town Centre
- Short Walk Yeovil District Hospital
- Useful Large Cellar
- Garage And Parking
- Early Viewing Advised

Guide Price **£270,000**

Freehold

Yeovil Sales
01935 423526
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THE PROPERTY

A spacious detached house needing sympathetic modernisation but benefitting from gas central heating, extensive timber flooring and offered for sale with no onward chain.

A part-glazed entrance door leads to the hall, with a staircase to the first floor and a cloakroom off it with a white suite. The kitchen has a range of units with marble-effect worktops with timber effect doors with gunmetal door furniture, whilst off the kitchen is a side lobby with doors to both the front and rear.

Finally, on the ground floor is a really good size lounge/dining room with a feature mock fireplace.

On the first floor is a landing with a hatch to the roof space, 3 bedrooms (2 having fitted wardrobes), a family bathroom with a champagne suite and a separate WC with bidet.

OUTSIDE

At the front of the property is parking for 2 vehicles and a garage with an up-and-over door. The rear garden is laid to lawn, with a patio, tap, gate to the side, Pear tree, trellis and is a little unkempt.

Also in the garden is access to the really useful cellar, which

is a really good size, with light and power connected, a tap and housing the gas boiler.

DIRECTIONS

What 3 words: [///port.happen.rams](http://port.happen.rams)

SITUATION

Yeovil is a thriving market town offering excellent shopping, business, cultural, and leisure facilities, with a wide choice of restaurants, pubs, cafés, golf courses, and sports clubs, including Yeovil Town Football Club.

Yeovil Country Park covers 127 acres of beautiful countryside, with riverside and woodland walks, scenic footpaths, and the popular Ninesprings area, providing open spaces ideal for walking and dog owners.

The town enjoys excellent road and rail links, with Yeovil Junction and Pen Mill stations offering regular services to Exeter, Bristol, and London Waterloo. Bristol, Exeter, and Bournemouth international airports are all about an hour's drive away.

SERVICES

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

Broadband - Ultrafast broadband is available.

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

MATERIAL INFORMATION

Council Tax Band: C
Somerset Council

Photos Taken 30.09.2026



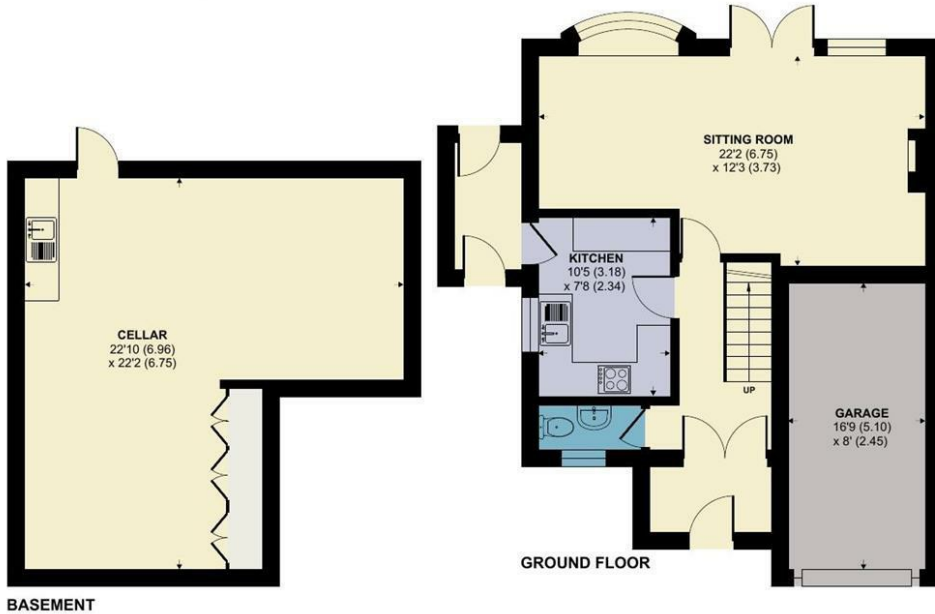
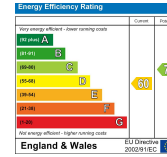
Crofton Avenue, Yeovil

Approximate Area = 1433 sq ft / 133.1 sq m

Garage = 134 sq ft / 12.4 sq m

Total = 1567 sq ft / 145.5 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: 1526911



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