



24, Grove Avenue



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, Yeovil, Somerset BA20 2BB

Yeovil Town Centre 1 mile. Sherborne 6 miles. A303 5 miles.

A deceptively spacious and recently extended four bedroom, semi-detached town house with loft room used as a Cinema room, together with ample parking, garage and gardens with a range of timber outbuildings including it's own pub. EPC Band E

- Hallway and Sitting Room
- Utility and Shower Room
- Attic Room/Cinema
- Gardens and various outbuildings
- Council Tax Band D
- Living/Kitchen/Dining Room
- Four Bedrooms, En suite and Bathroom
- Ample Parking, Carport and Garage
- Freehold

Guide Price £500,000

DIRECTIONS

[what3words.com/catch handy eagles](https://www.what3words.com/catch handy eagles)

From the hospital roundabout head north towards Ilchester and at the college roundabout take the first exit onto Preston Road. Continue for approximately 1/4 of a mile turning left into Grove Avenue. Continue down the hill whereupon no24 will be seen on the left hand side, clearly identified by our For Sale board.

SITUATION

24 Grove Avenue is situated in a highly sought-after residential area, conveniently located within one mile of the town centre. Here you will find an excellent range of shopping, recreational and educational facilities, along with a mainline rail link to Exeter and London Waterloo. The A303 is also easily accessible within five miles, providing superb road connections to the South West and London.

DESCRIPTION

The property is constructed primarily with brick exterior elevations. It has recently been extended to create a superb open-plan living, kitchen and dining space, complete with fully integrated appliances and bi-fold doors opening onto a large sun terrace (requiring completion). Additional benefits include gas-fired central heating and double-glazed windows and doors throughout. There is also a wealth of original features including moulded cornices, ceiling roses and exposed floorboards. Externally, there is ample off-road parking, a covered area suitable for one vehicle, and a garage/workshop. The property enjoys a generously sized garden accompanied by an extensive range of timber outbuildings, including multiple sheds, an outdoor bar, an office/workshop, a covered seating area, and its own dedicated bar/games room.



ACCOMMODATION

A glazed door opens into the entrance hall, with stairs rising to the first floor, storage beneath, and a useful cupboard housing the Vaillant gas-fired boiler and electric meter. The sitting room features a bay window to the front and an attractive Victorian-style fireplace with an inset gas living-flame fire. The superb open-plan kitchen/living/dining room provides an ideal space for day-to-day family living, with bi-fold doors leading out to the sun terrace (in need of completion). The kitchen is comprehensively fitted with Quartz worktops, a range of Neff appliances, including two double ovens, a grill, microwave, and induction hob with extractor above. Further fittings include a dishwasher, under-counter freezer, large larder fridge, and dedicated bin storage. A central island incorporates a breakfast bar and a 1½ bowl sink with mixer tap. Additional Quartz fitted worktops, a generous range of floor and wall-mounted cupboards and drawers, moulded cornice, three ceiling roses, and pendant lights over the island add style and practicality. The dining and living areas benefit from two glass lantern roof lights, creating a bright and airy atmosphere and underfloor heating. An adjoining utility room includes a single-drainer sink with mixer tap, worktops with cupboard beneath, and space for a washing machine and tumble dryer. There is also a wall cupboard and a glazed door to the side. A door leads to the shower room, comprising a walk-in shower, vanity unit, low-level WC, heated towel rail, and half-tiled walls.

The half-landing features a split-level staircase leading to Bedroom One, a bright dual-aspect room with exposed floorboards and an en suite shower room comprising a corner shower cubicle, pedestal wash hand basin, low-level WC, panelling to the dado rail, and a heated towel rail.

On the main landing there is a useful linen cupboard, together with a paddle staircase providing access to the second-floor attic room.

The family bathroom includes a freestanding ball-and-claw roll-top bath with shower over, high-level WC, and pedestal wash hand basin. Additional features include exposed beams, exposed floorboards, panelling to the dado rail, and a heated towel rail. Bedroom Two features a bay window to the front, exposed floorboards and a picture rail. Bedroom Three offers a rear-facing window and a built-in cupboard, while Bedroom Four also has a window overlooking the rear garden.

The second-floor attic room is currently arranged as a cinema room, complete with eight installed original cinema seats, with projector and full surround sound included, two Velux roof lights with blackout blinds, a play area, an office area and useful eaves storage.

OUTSIDE

A pair of brick pillars flank the gravelled entrance drive, providing parking and turning space. The front garden features a low brick wall, complemented by a variety of shrubs, bushes and trees, along with an external light. To the side of the property is a carport, beyond which a pair of double timber gates open onto an additional gravelled driveway leading to the prefabricated, timber-clad garage with a felt roof. The garage is accessed via a metal up-and-over door and is connected to power and lighting.

At the rear of the property is a raised sun terrace, currently accessed from the kitchen via bi-fold doors. Although the terrace is yet to be completed, it benefits from external electric sockets and lighting. The rear garden is laid mainly to lawn, well hedged giving much privacy, together with a fine selection of shrubs, bushes and trees. There are a number of timber outbuildings including garden shed, outdoor bar, office/workshop connected with power and light, together with covered veranda, further covered seating area and a fabulous bar and games room, also connected with power and light. Two further store sheds and children's play area.

VIEWINGS

Strictly by appointment through the vendors selling agents. Stags, Yeovil office telephone 01935 475000

SERVICES

All mains services are connected.

Gas fired central heating.

Mobile Coverage: EE, Three, O2 and Vodafone (Ofcom)

Broadband: Standard, Superfast and Ultrafast (Ofcom)

Floor Risk Status: very low risk (environment agency)

AGENTS NOTE

Please note that there is a Tree Preservation Order on the Oak tree at the rear of the garden Ref YEOV1756.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Approximate Area = 1936 sq ft / 179.8 sq m
 Limited Use Area (s) = 127 sq ft / 11.7 sq m
 Garage = 129 sq ft / 11.9 sq m
 Outbuildings = 382 sq ft / 35.4 sq m
 Total = 2574 sq ft / 238.8 sq m
 For identification only - Not to scale

Ground Floor: Games Room (6.50 x 6.00m / 21'4" x 19'8"), Kitchen / Dining Room (6.49 x 6.72m / 21'7" x 22'11"), Sitting Room (4.53 x 4.27m / 14'10" x 14'), Utility (2.26 x 1.79m / 7'5" x 5'10")

First Floor: Bedroom 1 (5.27 x 2.69m / 17'3" x 8'10"), Bedroom 2 (4.52 x 4.25m / 14'10" x 13'11"), Bedroom 3 (3.76 x 3.63m / 12'4" x 11'11"), Bedroom 4 (3.15 x 2.66m / 10'4" x 8'9")

Second Floor: Cinema Room (9.81 x 4.59m / 32'2" x 15'1")

Outbuildings: Outbuilding 1 (Games Room), Outbuilding 2 (Shed 3.46 x 1.89m / 11'4" x 6'2", Garage 4.62 x 2.59m / 15'2" x 8'6")

Compass rose showing North (N), South (S), East (E), and West (W).

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1436246