

Symonds
& Sampson

16 Nathan Close
Yeovil, Somerset

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Yeovil
Somerset
Somerset BA20 2TG



- Spacious Throughout
- Excellent Decorative Order
 - No Onward Chain
- Desirable Cul De Sac
- Pleasant Open Aspect
- Good Size Gardens to the Rear

Guide Price **£375,000**

Freehold

Yeovil Sales
01935 423526
yeovil@symondsandsampson.co.uk



THE DWELLING

A very well presented detached property, which has the benefit of coved ceilings, gas central heating, upvc double glazing and attractive timber effect flooring in a number of rooms.

The property, which has a lovely open aspect to the front, is offered for sale with no onward chain and an early viewng is very much advised.

ACCOMMODATION

A UPVC double-glazed entrance door leads to the good-sized porch, which is of upvc double glazed construction and has floor tiling, whilst a upvc double glazed door leads to the reception hall. This is a particulary good size space and has a cloak cupboard, airing cupboard and a hatch to the roof space.

The sitting room is a good size, having a lovely central feature open fireplace with timber effect surround and marble hearth, whilst a upvc double glazed door leads to the sun lounge. In keeping with the rest of the property, this is a very good size rooom, being of upvc oduble glazed construction on a reconstructed stone base and having a upvc double glazed and French doors to the rear.

The kitchen has an attractive range of units with marble

effect worktops with white doors and stainless steel door furniture with fitted appliances including a four-ring hob oven and hood, whilst there is a range of base units with drawers and cupboards under, floor tiling, wall tiling and a glazed door to the sun lounge.

There are three good size bedoroms with the largest having a lovely open aspect to the front and an attractive en suite shower room with a white suite, whilst there is also a family bathroom again having a white suite

OUTSIDE

At the front of the property, there is a gravelled area with a pathway, whilst to the rear, the gardens are a good size being laid to lawn, having a large patio, shed, greenhouse, tap and light, a number of mature trees, pond, raised brick beds, with the gardens being particulary private and enclosed by lap panel fencing.

At the side of the property, there is parking for two vehicles. Please note that what has been historically a single garage has been split to offer two workshops, although, as this is only a stud partition, this could be easily converted back into its original state.

SITUATION

Watercombe Heights lies approximately 1.25 miles from

the town, yet nestles in a quiet location with the house enjoying one of the best sites in this small development. Local convenience shopping lies about 1/4 mile distant. Yeovil is the main town in the area with a wide range of excellent shopping, business and cultural facilities. There are four supermarkets as well as schools from primary through to secondary, and a college. A mainline rail station is at Yeovil Junction, with road links placed jointly on the A30 and A37. The A303 trunk road is approximately 5 miles away. The M5 Junction 25 is approximately 20 miles, and the South Coast is within 25 miles.

DIRECTIONS

What 3 words: [///clown.branded.corn](http://clown.branded.corn)

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: E

Flood Risk: Very Low



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
100-120 kWh/m ² /yr A		
80-100 kWh/m ² /yr B		
60-80 kWh/m ² /yr C		
40-60 kWh/m ² /yr D		
20-40 kWh/m ² /yr E		
10-20 kWh/m ² /yr F		
0-10 kWh/m ² /yr G		
Below 10 kWh/m ² /yr		
England & Wales		
EU Directive 2002/91/EC		

Nathan Close, Yeovil

Approximate Area = 1259 sq ft / 116.9 sq m

Garage = 168 sq ft / 15.6 sq m

Total = 1427 sq ft / 132.5 sq m

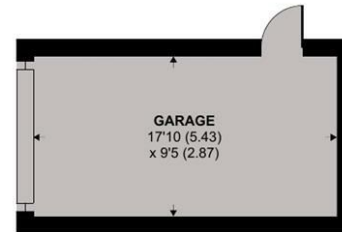
For identification only - Not to scale



GROUND FLOOR



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: 1401863



GARAGE



Office/Neg/Date



01935 423526

yeovil@symondsandsampson.co.uk
Symonds & Sampson LLP
2, Court Ash,
Yeovil, Somerset BA20 1HG



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