



Symonds
& Sampson

Barrington Court

Higher Eastern Hill, Yeovil, Somerset

Barrington Court

Higher Eastern Hill
Yeovil
Somerset BA21 3FU



- Well Presented 2 Bedroom Ground Floor Apartment
 - Sitting Room
 - Open Plan Kitchen
- Master bedroom with en-suite shower room
 - Second bedroom
 - No Onward Chain
- Bathroom with shower over the bath
 - Own Garden
- Two allocated parking spaces

Guide Price £219,950
Leasehold

Yeovil Sales
01935 423526
yeovil@symondsandsampson.co.uk



THE DWELLING

A stunning two bedroom ground floor apartment located on the outskirts of Yeovil on the new Brimsmore development. The property is spacious light and airy with well laid out accommodation, benefiting from fitted night and day blinds throughout and an enclosed garden laid to lawn and patio. Well fitted kitchen including built-in double oven, induction hob, fridge/freezer, dishwasher and washer/dryer.

ACCOMMODATION

The accommodation comprises an open plan sitting room with a separate kitchen area, two bedrooms and a bathroom.

OUTSIDE

This property benefits from its own enclosed garden with block walling and wooden fencing, which is laid to lawn and a paved patio area. There is a gate from the garden to the two allocated parking spaces.

Lockable bicycle storage and refuse / recycling area.

SITUATION

The property is located centrally in the town literally a "stones throw" from all amenities, shopping, employment, parks etc.

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 plentiful walks leading to Aldon Park with wide open spaces, ideal for dog walking.

Yeovil being situated close to the Somerset/Dorset boarder 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. 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 four international airports – Bristol, Exeter and Bournemouth all within approximately an hour's drive.

DIRECTIONS

what3words:

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SERVICES

All main services connected. Gas central heating.

MATERIAL INFORMATION

Council Tax Band: B

Flood Risk - None

Leasehold Details:

999 years commencing 01/01/2018

£1,812.50 maintenance charge pa.



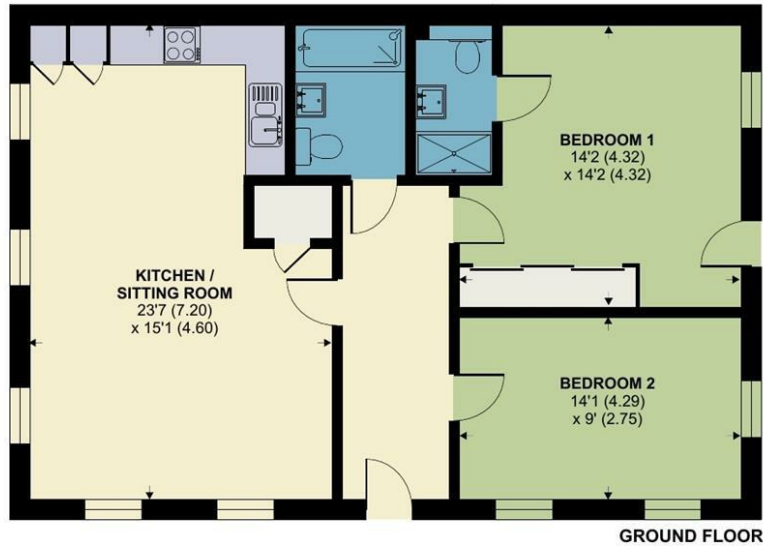


New floorplan to be added

Higher Eastern Hill, Yeovil

Approximate Area = 839 sq ft / 78 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 2025. Produced for Symonds & Sampson. REF: 1282802



Energy Efficiency Rating		Current	Potential
100 (A)	100 (A)	83	83
90 (B)	90 (B)		
80 (C)	80 (C)		
70 (D)	70 (D)		
60 (E)	60 (E)		
50 (F)	50 (F)		
40 (G)	40 (G)		
30 (H)	30 (H)		
20 (I)	20 (I)		
10 (J)	10 (J)		
0 (K)	0 (K)		
No energy related rating code			
England & Wales		EU Directive 2002/91/EC	



YEO/SH/01.04.2025



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