



Symonds
& Sampson

95 West Coker Road
Yeovil, Somerset

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Yeovil
Somerset
BA20 2JQ



- A Detached Bungalow for Modernisation/Renovation
 - Set in 0.39 Acre
- Further Potential For Another Plot Subject to Obtaining Planning Permission
 - Garage & Ample Parking
 - Large South Facing Garden
 - 3 Bedrooms
 - Large Boarded Loft
 - Gas Central Heating & Double Glazing

Guide Price **£275,000**

Freehold

Yeovil Sales
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THE DWELLING

A detached bungalow set in its own grounds of 0.39 acres with a lovely south-facing garden. The bungalow requires modernisation/renovation, together with having potential for another plot in the garden (subject to obtaining planning permission).

ACCOMMODATION

Reception hall, sitting room, kitchen, three bedrooms, a bathroom, attached storeroom and a large boarded loft.

OUTSIDE

To the front of the property, there is a wholly owned driveway leading up to a further drive/turning area for several cars, together with a detached garage and parking in front.

The rear garden is large, south-facing and is mainly laid to lawn, together with a garden shed, greenhouse, numerous shrubs, plants and trees.

SITUATION

The property is located on the western side of Yeovil, literally a "stone's throw" from local amenities, convenience shops and garages.

Yeovil town, whilst close to the Somerset/Dorset border, is the regional centre and has a comprehensive range of shopping, business, cultural, leisure amenities, along with a desirable collection of restaurants, public houses and cafés. This, together

with being well positioned for both local primary, secondary schools and colleges, also provides excellent road links close by, positioned close to the A303 and A37 corridor. 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.

Yeovil is a very sporty town with a number of golf courses in the area, including Sherborne, Long Sutton, Wheathill and Yeovil (18 and 9 holes in the town itself), 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 are 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.

The famous Ham Hill to the west of Yeovil is centred on a huge Iron Age hill fort and is popular for dog walking, 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 both County borders it is the gateway to the Jurassic coast, where you will find yourself within some of the most beautiful rural and coastal areas in the UK.

DIRECTIONS

What3words:
///chef.bubble.plants

SERVICES

All mains services are connected. Gas-fired central heating and double-glazed windows. The gas boiler was installed in 2011.

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

Flood risk: Very Low

Council Tax Band: D

We are aware there are a number of holes at the bottom of the rear garden to which may be a badger set. However we would suggest interested buyers make their own investigations to confirm the animal inhabitants. The property is being sold on the proviso any buyer is aware.



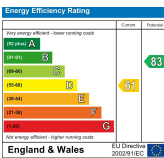
West Coker Road, Yeovil

Approximate Area = 976 sq ft / 90.7 sq m

Garage = 208 sq ft / 19.3 sq m

Total = 1184 sq ft / 110 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: 1326023



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