

for sale

£220,000



Ashmead Yeovil BA20 2SG

Beautifully presented two bed semi in sought-after Sampsons Wood. Features modern kitchen/diner, conservatory, private garden, garage, and parking. Located within a quiet cul-de-sac close to shops and schools.

## Accommodation

### Entrance Hall

Stepping into the property, you are greeted by an inviting entrance hall featuring a staircase that leads to the first floor. The space includes a radiator and sets a welcoming tone for the home and provides access to the main living areas.



## Living Room

14' 11" x 13' 1" into recess (4.55m x 3.99m into recess)

Positioned to the left of the hall, the generous living room provides a cosy and versatile setting for daily life. A large front-facing window allows plenty of natural light to fill the room, while the well-proportioned layout includes a radiator and a handy under-stairs area—perfect for storage or a small desk/workspace.

## Kitchen/Diner

12' 10" x 7' 8" (3.91m x 2.34m)

Situated at the rear of the property, the kitchen/dining room features a contemporary selection of wall and base units, paired with quality worktops, tiled splashbacks and a radiator. The layout offers generous room for a dining table, creating a perfect setting for family gatherings or entertaining guests. A radiator is also included in the room to provide warmth.

## Conservatory

8' 2" x 6' 7" (2.49m x 2.01m)

Accessed directly from the kitchen, the bright conservatory—added in 2009—serves as an additional reception area with lovely views over the garden. This flexible space can easily function as a dining area, playroom, or home office, depending on individual needs and also benefits from a radiator.

## Landing

The first-floor landing sits at the centre of the home, providing access to two spacious double bedrooms and the family bathroom.

## Bedroom One

12' 11" x 9' 4" (3.94m x 2.84m)

A generous double bedroom offering ample space for wardrobes and furnishings. Positioned at the front of the property, it provides a comfortable and well-proportioned room ideal for relaxation. This Room also benefits from a radiator.

## Bedroom Two

12' 11" x 6' 11" (3.94m x 2.11m)

Located at the rear, this double bedroom enjoys a tranquil outlook over the garden, with radiator providing warmth. It offers plenty of room for furniture and creates a peaceful retreat.

## Family Bathroom

Serving both bedrooms, the family bathroom has been stylishly refitted with a modern suite, including a paneled bath with shower over, wash hand basin, heated towel rail and low-level WC. The space is finished with attractive tiling and contemporary fittings throughout.

## Outside

### Front Garden

At the front of the property lies a neat, low-maintenance garden with a pathway guiding you to the front door. The design ensures an attractive yet easy-to-manage approach to the home.

### Rear Garden

A side gate provides access to the enclosed rear garden, thoughtfully landscaped for minimal upkeep. The space combines gravel and patio areas, creating an ideal setting for outdoor dining, barbecues, or simply relaxing in the sun. There is also generous room for future additions, such as a greenhouse or raised planting beds. From the patio area there is a personal door leading to the garage.

### Parking

The property benefits from driveway parking for one vehicle. An attached garage is also included, featuring an up-and-over door to the front and a convenient rear access door leading directly into the garden.

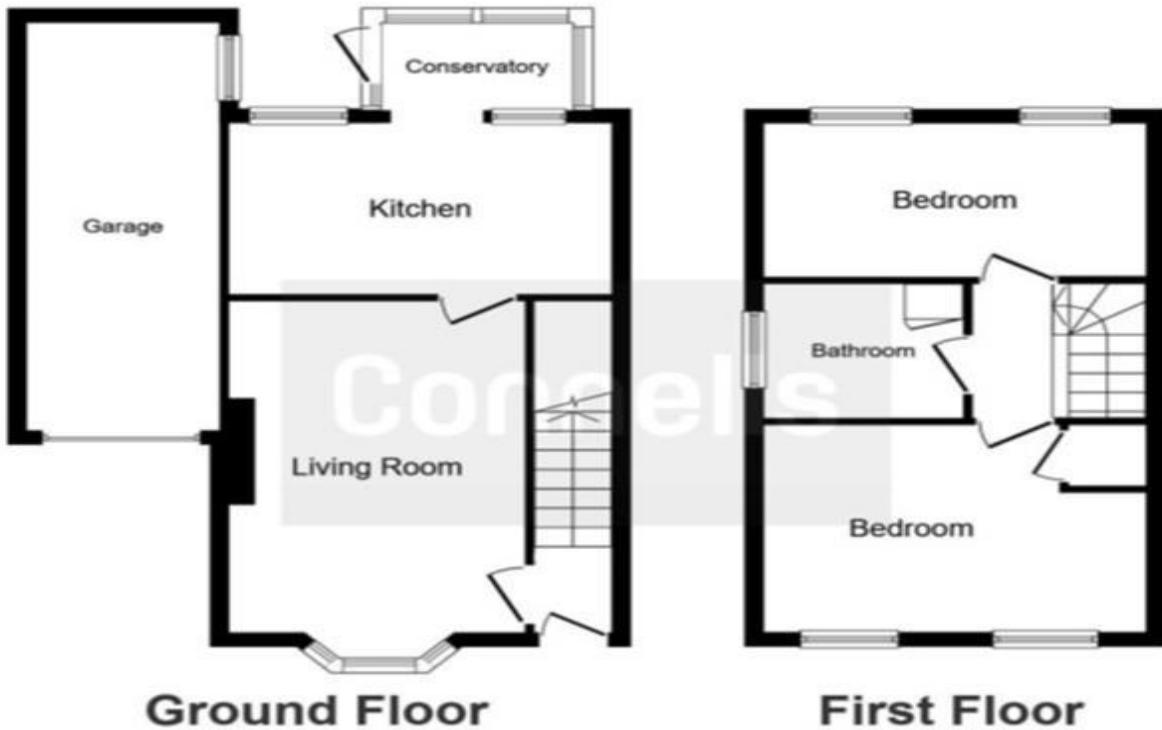
### Location

Nestled within a quiet cul-de-sac on the desirable Sampsons Wood development, this property enjoys a tranquil setting on Yeovil's western side. The area is highly regarded for its welcoming community and is a popular choice among families, professionals, and retirees.

A variety of everyday amenities are just a short stroll away, including local shops, a well-rated primary school, a supermarket, and a children's play park—making it an ideal and convenient location for family life. Regular bus routes provide easy access to other parts of Yeovil and surrounding areas.







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Plan not to scale.

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**T 01935 431 129**  
**E [yeovil@connells.co.uk](mailto:yeovil@connells.co.uk)**

1-3 Princes Street  
 YEOVIL BA20 1EW

Property Ref: YOV313753 - 0006

Tenure:Freehold EPC Rating: C

Council Tax Band: B

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