



Property Location

Penn Hill is a prestigious area of Yeovil with a quiet residential road benefitting from glorious views over Yeovil Country Park to the south. The town centre with its many amenities including doctors' surgery, district hospital, shops, restaurants and cinema is a short 10-minute walk away.

35 Penn Hill, Yeovil, BA20 1SF

Approximate Gross Internal Area
94.2 sq m / 1014 sq ft

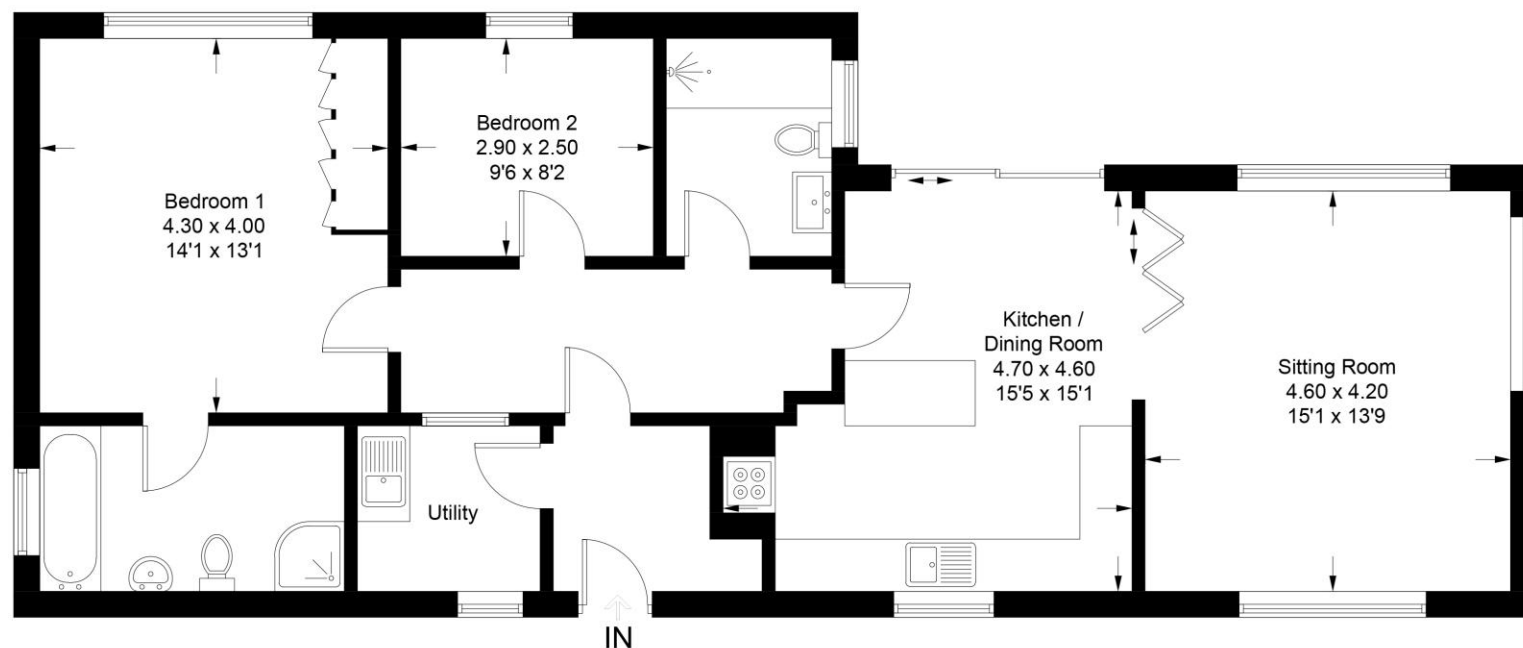


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1197522)



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

Sonic / laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



Penn Hill, Yeovil

Asking Price Of £325,000

**35 Penn Hill
Yeovil
BA20 1SF**

Key features:

- Detached Bungalow
- Countryside Views
- Driveway and Garage
- 'Wrap-around' Gardens
- Master En Suite
- Open Plan Living Space
- Gas Central Heating
- Solar Panels

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Why you'll like it

Simply beautiful detached bungalow in the prestigious Penn Hill area of central Yeovil, set in stunning gardens with views over Yeovil Country Park to the south. Immaculately presented throughout, this modern well-laid out property also benefits from driveway parking for 2-3 cars and detached garage. Early viewing recommended!

ENTRANCE HALL Double glazed front door opening into a useful entrance hallway with plenty of space for coat/shoe storage. Doors opening to the utility room and central hallway of the bungalow. Neutral decor and grey tiled flooring.

UTILITY ROOM Very useful utility area with double glazed window to the front and single glazed window high level to the central hallway. Grey tiled flooring and neutral decor. Kitchen cupboard with sink above and appliance space for washing machine and tumble dryer. Glow Worm gas boiler and hot water tank. Solar panel control panel.

CENTRAL HALLWAY Light and airy central hall of the bungalow with doors leading to both bedrooms, the bathroom and kitchen-diner. Neutral carpet and decor with a pale green feature wall. Radiator and loft hatch.

KITCHEN/DINER 15' 5" x 15' 1" (4.7m x 4.6m) Spacious and welcoming open-plan kitchen/dining area with internal bifold doors opening into the sitting room. Double glazed sliding doors opening to the rear garden patio and double glazed window to the front. The attractive modern kitchen has a range of white gloss units with a wood-laminate work top.

Appliance spaces for fridge-freezer and oven.
Breakfast bar with seating space.
Wood-effect vinyl flooring with neutral walls and beige tiling.
Electric under-unit heater.

SITTING ROOM 15' 1" x 13' 9" (4.6m x 4.2m) Spacious sitting room with double glazed windows to three sides making the most of the beautiful views of the garden and countryside to the south.
Neutral carpet and decor. Radiator.

MASTER BEDROOM 14' 1" x 13' 1" (4.3m x 4m) Large double bedroom with double glazed window to the rear.
Neutral carpet and pale green decor. Large built-in wardrobes. Radiator.

ENSUITE Large ensuite bathroom with white bath and separate shower cubicle. Fitted bathroom furniture with basin, toilet and ample cupboard / shelf space. Dark grey floor tiles and cream wall tiles. Double glazed window to the side. Heated towel rail.

BEDROOM TWO 9' 6" x 8' 2" (2.9m x 2.5m) Double bedroom with double glazed window to the rear.
Neutral carpet and decor. Radiator.

BATHROOM Family bathroom with double glazed window to the rear. White suite of toilet, hand wash basin and bath with shower fitted above. Pale green decor with white tiling and vinyl flooring. Heated towel rail and extractor fan.

GARAGE AND DRIVEWAY Single detached garage with 'up-and-over' door. Electricity and lighting.

GARDENS The bungalow benefits from gardens on all sides and is set back from the road at a lower level. There are landscaped raised beds and steps down to the front from the driveway, with mature planting and shrubs providing screening from the road above. Paved paths lead around both sides of the property with a patio area immediately the rear. There is a large lawn area with attractive borders to each side and open views to the south over the country park.

