



Connells

Grass Royal
YEOVIL



Property Description

Situated in the heart of Yeovil, this well-presented home offers comfortable living spaces and excellent convenience. Yeovil is a thriving South Somerset market town known for its rich history, strong community spirit, and blend of urban amenities with countryside surroundings. The town features a vibrant centre with a wide range of shops, restaurants, theatres, parks, and leisure facilities, making it an appealing place for families and professionals alike.

The property is ideally positioned for everyday essentials, with supermarkets located approximately 0.3 miles away, providing quick and easy access to shopping. Families will appreciate the home's proximity to education, being only 0.1 miles from St Michael's Academy, one of the many well-regarded local schools in the area.

With generous living accommodation including a bright sun room, modern kitchen, three bedrooms and a spacious rear garden complete with outbuilding, this property offers both practicality and comfort. Yeovil's excellent local amenities, transport links, and green spaces—such as Yeovil Country Park and Ninesprings—further enhance its appeal as a well-connected and family-friendly location.

Entrance

Accessed via a double-glazed front door, the entrance hall provides a welcoming start to the home. It features a radiator for warmth and a useful understairs storage cupboard ideal for everyday items. From the hallway, doors lead through to both the lounge and the dining room, offering a natural flow between the main living spaces.

Lounge

A bright and comfortable living space featuring a radiator for warmth and a charming feature gas fireplace that creates a cosy focal point. Double-glazed patio doors open through to the sun room, allowing plenty of natural light to flow in and providing an easy connection to the additional living space.

Sun Room

A bright and welcoming UPVC sun room enjoying plenty of natural light throughout. The space features wooden flooring, electric underfloor heating, and a convenient breakfast bar, making it ideal for relaxing or casual dining. A double-glazed door opens directly onto the garden, creating a lovely indoor-outdoor connection. There is also a door leading to the cloakroom for added practicality.

Cloakroom

A convenient ground-floor cloakroom fitted with a WC and wash hand basin, along with a heater to provide comfort throughout the year.

Kitchen

The kitchen is fitted with a range of units above and below the worktops, providing practical storage and workspace. It features wooden flooring and a stainless-steel sink with drainer. Integrated appliances include an oven with a five-ring gas hob and an extractor fan above. There is also space for a fridge freezer and a dishwasher, offering flexibility for everyday living. A doorway leads through to the dining room for convenient access when serving meals.

Dining Room

A well-proportioned room featuring a double-glazed window to the front that brings in plenty of natural light. The space includes a radiator for comfort and offers ample room for dining furniture, making it ideal for family meals or entertaining.

Landing

A light and open landing area featuring a double-glazed window to the front. It includes an airing cupboard with shelving, providing useful storage, and offers access to the loft, which has power connected to the mains supply.

Bedroom One

A well-sized double bedroom featuring a double-glazed window to the rear that provides pleasant natural light. The room also includes a radiator, ensuring year-round comfort.

Bedroom Two

A bright and comfortable bedroom featuring a double-glazed window to the rear and a radiator for added warmth.

Bedroom Three

A naturally light bedroom featuring a double-glazed window to the front and a radiator, making it a comfortable and versatile space.

Bathroom

A well-appointed bathroom comprising a bath with mixer taps and a shower over, complemented by spotlights that provide a modern finish. The suite includes a WC and a wash hand basin. A double-glazed window to the front allows natural light in, while a radiator ensures comfort. There is also a useful cupboard housing the boiler.

Outside

Front Garden

The front of the property features a brick-enclosed garden area and a driveway providing off-road parking for approximately two to three cars.

Rear Garden

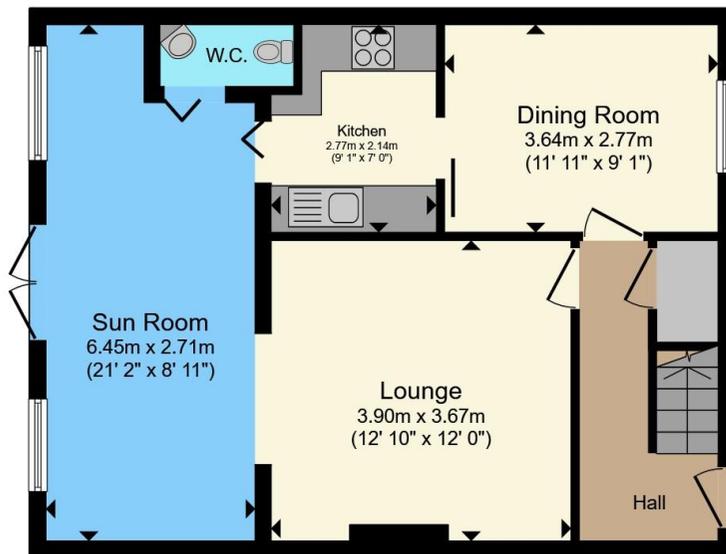
The rear garden offers a generous and versatile outdoor space, featuring a lawned area and a pathway that leads through the garden. There is a decking area ideal for seating or outdoor dining, as well as a pergola-covered section offering a sheltered spot to enjoy the garden. The garden is fence-enclosed for privacy and includes established apple and pear trees. Additional features include an outside tap and lighting, along with a side gate providing convenient access.

A useful outbuilding sits within the garden—brick-built with UPVC elements—and benefits from light, power, and plumbing for a washing machine, making it an ideal utility or storage space. The garden also includes a shed equipped with light and power, which are connected to the main supply.









Ground Floor



First Floor

Total floor area 95.9 m² (1,032 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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EPC Rating: C Council Tax Band: B

Tenure: Freehold

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