



2 Penn Hill Park



2 Penn Hill Park

, Yeovil, Somerset, BA20 1SE

Spacious Edwardian five bedroom, four storey town house set within delightful gardens with southerly views over Ninesprings Country Park.

- Uninterrupted View Over Ninesprings Country Park
- Walking Distance of Town Centre
- Spacious Kitchen/Dining Room and Sun Room
- Two Reception Rooms with Adjoining Balcony
- Five Double Bedrooms, one with Balcony
- Superb Bathroom and Shower Room
- Garage and Workshop/Laundry room
- Delightful Gardens

Guide Price £400,000

DESCRIPTION

2 Penn Hill Park comprises a wonderful five bedroom Edwardian town house dating back to 1910 and built as one of the show homes for Bradfords. It is constructed principally of brick and Hamstone with rendered and colour washed exterior elevations, set beneath a tiled roof. The accommodation is over four floors with various balconies, sun terraces providing superb views over Ninesprings Country Park. The accommodation is light and airy and has many original features including a superb tessellated floor within the entrance hallway, picture and dado rails together with ceiling roses. It also benefits from uPVC double glazed windows and gas fired central heating. An internal inspection of the property is strongly recommended in order to appreciate the beautifully proportioned rooms and stunning southerly views.

LOCATION

This wonderful Edwardian house is located within easy walking of not only the town centre but Ninesprings Country Park together with Goldenstones indoor swimming pool and gymnasium. The town offers an excellent selection of shopping, recreational and scholastic facilities, together with a mainline rail link to Exeter and London (Waterloo). The A303 is also readily accessible being approximately 5 1/2 miles to the north providing easy access to the rest of the country.



ACCOMMODATION

UPVC door to entrance hallway with original tessellated floor, coved ceiling and stairs to first floor, together with doorway and steps leading down to a side lobby, with door to outside and adjoining cloakroom. Leading off the main hallway is a wonderful sitting room with attractive fireplace with inset gas living flame fire on a slate hearth, together with picture rail and ceiling rose. Large picture windows with views from three aspects overlooking Ninesprings, together with Juliette balcony and patio doors to balcony. Steps lead down to a lower sun room, useful under stairs cupboards, patio doors and bi-folding doors opening onto a wonderful sun terrace with glass balustrade and access steps down onto the garden. Adjoining the sitting room can be found a delightful dining room with recessed wood burner on a slate hearth and exposed floorboards, ceiling rose, picture and dado rails and uPVC door to balcony with wrought iron railings. The adjoining kitchen has been beautifully refurbished and comprises 2½ bowl single drainer sink unit with mixer taps over. Adjoining worktop surrounds including breakfast bar, together with an excellent range of floor and wall mounted cupboards, drawers, space for range cooker, with extractor hood over and integrated dishwasher.

On the first floor there is a spacious landing with stairs rising to the second floor. Spacious family bathroom with freestanding roll top bath, large shower cubicle, low level WC, bidet and pedestal wash hand basin. Bedroom one with uPVC door to the balcony from which wonderful views can be enjoyed. Bedroom two with views from two aspects over Ninesprings and bedroom three with views to front. On the second floor there is a large Velux roof light, shower room comprising shower cubicle with Mira electric shower over, vanity unit with inset wash hand basin and low level WC. Bedroom four has a useful storage cupboard with hanging rail and Dormer window to front and bedroom five with built in bed with recessed uplighters and Dormer window with views towards Ninesprings.

OUTSIDE

Situated on the opposite side of the no through road is a brick built garage approached through double timber doors. The property is protected by a low brick wall with box hedge, together with pathway to the front door and gravelled beds on either side. A brick archway with gate provides access to the garden with useful log and bin store to side, together with outside light and cold water tap. Workshop/laundry room with space and plumbing for washing machine, tumble dryer, freezer etc. Wall mounted Worcester gas fired boiler, unvented hot water cylinder, power and light.

Steps lead down to a fully enclosed garden with central lawn, attractive paved patio/sun terrace, three raised vegetable beds, useful garden shed and attractive flower and shrub borders. Hen house and gate leading to a further enclosed garden area with stone steps, compost area and garden shed.

SERVICES

All mains services are connected. Gas fired central heating.

VIEWINGS

Strictly by appointment through the vendors' selling agent Stags, Yeovil office. Telephone 01935 475000

DIRECTIONS

From Henford roundabout by the Police Station head along Hendford, passing through the traffic lights and Goldenstones swimming pool on your right hand side. After a short distance take the next turning left signposted Penn Hill Surgery, followed by the next turning left, into Penn Hill Park where no. 2 will be found a short distance on the left hand side, clearly identified by our For Sale board.



These particulars are a guide only and should not be relied upon for any purpose.



Approximate Area = 2325 sq ft / 216 sq m (includes garage)
 Limited Use Area(s) = 72 sq ft / 7 sq m
 Total = 2397 sq ft / 223 sq m
 For identification only - Not to scale

Ground Floor
 Garden Room: 7.16 x 2.31m (23'6" x 7'7")
 Garage: 5.00 x 3.20m (16'5" x 10'6")
 Cellar: 4.04 x 3.58m (13'3" x 11'8")
 Dining Room: 5'11" x 3'75m (16'9" x 12'4")
 Kitchen / Breakfast Room: 4.65 x 3.33m (16'3" x 10'11")
 Sitting Room: 4.24 x 3.78m (13'11" x 12'4")
 Balcony: 3.40 x 2.57m (11'2" x 8'5")

Lower Ground Floor
 Denotes restricted head height

First Floor
 Bedroom 1: 3.81 x 3.78m (12'10" x 12'4")
 Bedroom 2: 4.24 x 3.78m (13'11" x 12'5")
 Bedroom 3: 3.81 x 3.33m (12'6" x 10'11")

Second Floor
 Bedroom 4: 5.00 x 3.10m (16'5" x 10'2")
 Bedroom 5: 4.11 x 3.71m (13'6" x 12'2")

Ground Floor
 Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcomm 2020. Produced for Stags. REF: 652947



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	60	70
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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