



39, Cabot Road

  
**STAGS**



# 39, Cabot Road

, Yeovil, Somerset BA21 5FQ

Town centre 2.5 miles. Train Station 1.5 miles. Sherborne 6.5 miles.

A highly desirable and immaculately presented four bedroom detached home, set within beautifully landscaped garden, with off road parking, double garage and wonderful country views. EPC Band B

- Entrance Hall and Cloakroom
- Study and Dining Room
- Sitting Room
- Spacious Kitchen/Dining Room
- Four Double Bedrooms
- 2 En Suites and a Family Bathroom
- Landscaped Gardens
- Double Garage and Parking
- Freehold
- Council Tax Band E

Guide Price £495,000

## SITUATION

This beautifully presented detached house is located on the edge of this popular Wyndham Park Development and enjoys stunning views over the countryside towards Dorset. Wyndham Park has a community hub with offers support and activities for adults and children, together with a primary school (Primrose Lane) along with play parks and wonderful countryside walks, straight from the property. Yeovil town centre is within 2.5 miles, where an excellent range of shopping, recreational and scholastic facilities can be found, together with a mainline rail link to Exeter and London Waterloo.

## DESCRIPTION

This delightful home is centred on an executive style, four bedroom detached house, constructed principally of brick exterior elevations and is set beneath a slate roof. It benefits from uPVC double glazed windows and doors throughout, together with gas fired central heating. The property is offered in excellent decorative order and has been upgraded in recent times, including quality laminate flooring. The property boasts a spacious hallway and cloakroom, study, dining room currently used as a second study, good size sitting room and a spacious kitchen/dining room, with integrated appliances and Quartz worktops, together with an adjoining utility room. On the first floor can be found four double bedrooms, two with en suite facilities, together with a family bathroom.

Outside there is parking on the driveway which leads to a double garage, with electric car charging point and to the rear of the property is a beautifully landscaped low maintenance garden, ideal for outdoor entertaining.





**ACCOMMODATION**

Entrance porch with courtesy light and glazed door to the hallway, with stairs rising to the first floor landing, with cupboard under and Hive central heating controls. Cloakroom with low level WC and pedestal wash hand basin. Study with front aspect countryside views. Dining room, currently used as a second study with a delightful bay window also enjoying the countryside view. To the rear of the property is a spacious sitting room, with glazed french doors leading directly out onto the rear garden, together with adjoining kitchen/dining room with is a great space for entertaining. The kitchen area is comprehensively fitted and comprises; one and half bowl sink unit with mixer tap over, along with water softener and filtration unit. Adjoining Quartz worktops with an extensive range of floor and wall mounted cupboards and drawers, including pull-out corner units, carousel units and integrated appliances including, Neff five-burner hob with extractor, oven and grill and combination microwave. Dishwasher, fridge and freezer are also fitted. Quartz breakfast bar and adjoining dining area, which extends out into the rear garden with extensive glazing and french doors. Utility room comprising: single drainer stainless steel sink unit with mixer tap over, adjoining worktops with cupboards under and three wall cupboards. Space and plumbing for washing machine and tumble dryer, Ideal Logik gas fired boiler and glazed uPVC door to the side.

First floor landing with airing cupboard housing the pressurised hot water cylinder and slatted shelving, trap access to roof void with loft ladder. Bedroom one with views from two aspects, adjoining dressing area with a range of fitted wardrobes and window to rear. Door to en suite bathroom comprising; panelled bath, large walk-in shower, pedestal wash hand basin and low level WC, heated towel rail and window to rear. Bedroom two with two windows to rear and fitted wardrobes. Door to en suite shower room comprising tiled shower cubicle, pedestal wash hand basin, low level WC and heated towel rail. Bedroom three with superb views to the front and fitted wardrobes. Bedroom four with superb views to front. Family bathroom comprising; panelled bath, shower cubicle, pedestal wash hand basin and low level WC. Heated towel rail and window to rear.

**OUTSIDE**

To the front of the property are lawned and gravelled gardens with driveway to side together with an electric vehicle charging point. Gateway to side and double garage approached through electric remote controlled door and connected with power and light, together with eaves storage.

The rear garden has been landscaped to provide a low maintenance garden which is ideal for entertaining. It is walled and fenced together with a large limestone sun terrace, with steps leading to a further sun terrace with gazebo with two trailing vines. Brick retaining walls with well stocked borders with various shrubs and bushes, together with external electric sockets and cold water tap.

**SERVICES**

All mains services are connected.  
Gas fired central heating.  
Broadband availability: Standard, Superfast and Ultrafast (ofcom)  
Mobile availability: EE, Three, O2 and Vodafone (ofcom)  
Flood Risk Status: Very low risk (environment agency)

**VIEWINGS**

Viewings strictly by appointment through the vendor's selling agent. Stags, Yeovil office, telephone 01935 475000

**DIRECTIONS**

From Hospital roundabout head north towards the college roundabout, taking the third exit onto Mudford Road. After approximately 1 mile turn right towards Lyde Road and continue down to the roundabout. Turn left into Wyndham Park and follow Great Mead until you come to the T-junction at the end. Turn right and continue to the far end, turning left whereupon, no. 39 will be the penultimate property on the left hand side.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

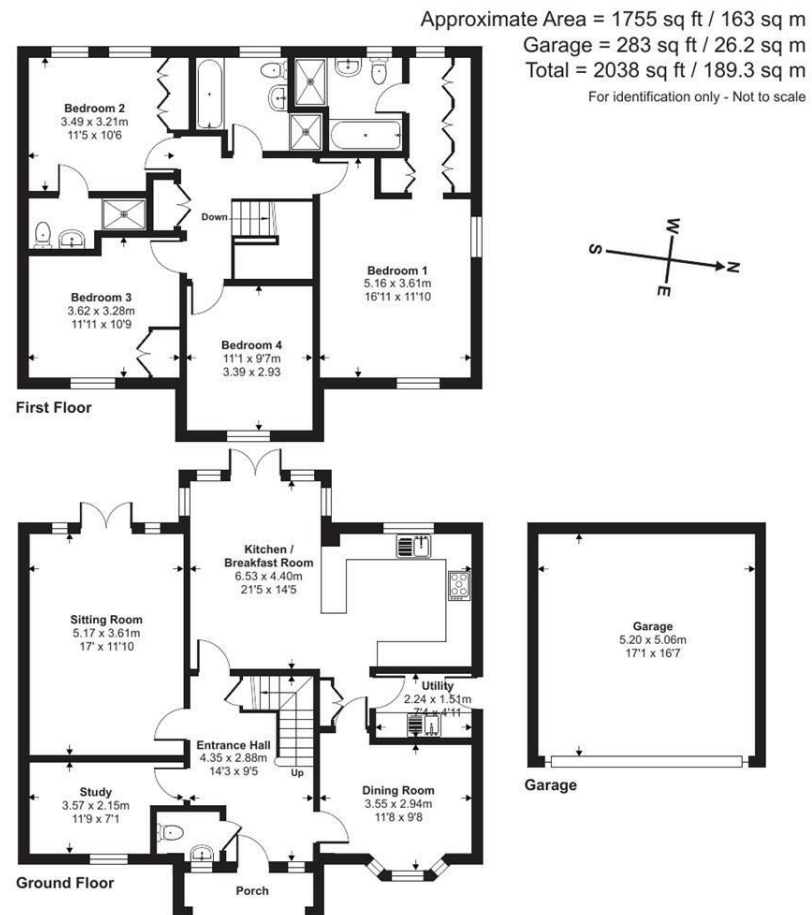


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		91
(81-91) <b>B</b>	82	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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