

57



FOR SALE

57 Grass Royal, Yeovil, BA21 4JS

£250,000



ORCHARDS
ESTATES

A Stylish, Move-In Ready Home Perfect for Modern Living. Step into this beautifully presented home, ready for its next chapter. With no major work required, you can simply decide whether to embrace the existing neutral decor or add your personal touch with your own colour scheme. Starting outside, the property offers off-road parking for two large vehicles. To the rear, you'll find a private, sun-drenched garden designed for easy living. Featuring a mix of patio and gravel areas, mature shrubs, and even a handy garden shed with an outside tap, it's the perfect spot for entertaining or relaxing with minimal upkeep. Inside, the thoughtful upgrades and clever design details truly set this home apart. From the raised mantel creating space for a large fridge freezer to the reimagined kitchen pantry for enhanced usability, every corner has been designed to make daily life that little bit easier. Spread over two floors, the accommodation exudes warmth and style, with each room offering a welcoming atmosphere that you'll love coming home to. Ready to see it for yourself? Arrange your viewing today—whether it's a late evening, weekend, or whenever suits you, we're happy to accommodate your schedule.

£250,000



LOCATION

Yeovil is a thriving market town surrounded by beautiful countryside offering good shopping, business, cultural and leisure activities including a multi-screen cinema and adjacent ten pin bowling, public swimming pool, Nuffield Health Club, the Octagon theatre along with an excellent range of restaurants and bars. Mainline train station and excellent transport links as Yeovil is situated within easy reach of the A303, the county town of Taunton and the M5 are approximately 24 miles. Only 7 miles from the delightful Abbey town of Sherborne with its well known schools and 19 miles from Dorchester. The Dorset coast at West Bay is 20 miles distant. The cities of Exeter, Bristol, Bath and Salisbury are all within approximately 1 hours driving distance. Sporting activities include golf at Yeovil and Sherborne, fishing and dinghy sailing at Sutton Bingham Reservoir. This home benefits from easy access to local shops, town, schools and the local bus service. There are active community groups in the area.

Approach

Set back from the road over a front double width driveway laid to loose gravel with dropped kerb including paved walkway and side entrance to house with rear gated access to private garden.

Living Space

A Home Full of Light, Warmth, and Practical Design Step into the inviting entrance hall, where stairs lead to the first floor, and inner doors open to the main living areas. Sitting Room This delightful, square-shaped room is bathed in natural light, thanks to three large double-glazed windows. The centerpiece is a charming feature fireplace with a wood-burning stove—perfect for those cosy evenings in. There's also a handy storage cupboard tucked neatly in the corner for added practicality. Kitchen/Diner A fantastic space for cooking, dining, and socialising, the kitchen/diner benefits from rear and side-facing double-glazed

windows, along with a rear double-glazed door leading directly to the garden. The kitchen is a dream for any home chef, featuring a five-ring gas burner, an eye-level integrated oven, and spaces designed for a washing machine and dishwasher. There's even a small pantry or storage cupboard for added convenience. One of the standout features here is the cleverly raised mantelpiece, modified to perfectly accommodate a large American-style fridge freezer—an ideal touch for modern living.

Upstairs

Spacious Bedrooms and a Modern Family Shower Room Upstairs, you'll find two generously sized double bedrooms, perfectly positioned with one overlooking the front and the other the rear of the property. Both rooms offer ample space for relaxation and storage, making them ideal retreats. The third bedroom, a versatile box room, could serve as a cosy double or a spacious single—perfect for a child's room, home office, or guest space. Completing the first floor is the stylish family shower room. It features a walk-in shower, a wash hand basin set within a sleek vanity unit, and a WC. Additional touches, like the extractor fan and towel radiator, add both practicality and comfort.

Rear Garden

Quite a sizeable space and what is really nice is that it feels really private out here. A practical, year round usable space which features an initial patio area off the rear of the house then loose gravel with raised borders making this such an easy space to enjoy rather than have to constantly maintain. To the rear through garden arbour is a secondary area currently housing a shed and greenhouse.

Material Information

- Freehold House
- EPC Rating: D (65)
- Council Tax Band: B
- Flood Zone 1: Low Risk
- UltraFast Broadband Available: Up to 1,000Mbps

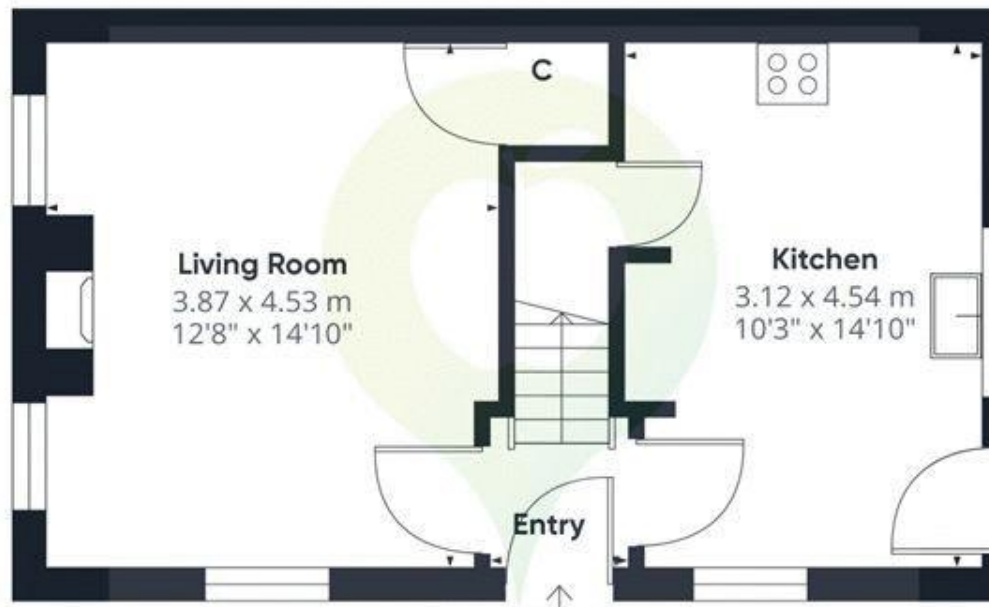


Directions

From St Michael's Avenue, turn into Grass Royal. Just before the junction with Hill Crest Road (and the rear entrance to St. Michael's Academy) the property will be easily found with an eye-catching Orchards Estates FOR SALE Sign. Simply park in the driveway and we will be there to show you around.

<https://w3w.co/forest.allows.cloud>

<https://maps.app.goo.gl/PEiTRVuWLzztmo5e8>



Approximate total area¹⁾
67.6 m²
727.64 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C Standard.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

01460 477977 or 01935 277977

www.orchardsestates.com



ORCHARDS
ESTATES

Orchards Estates, 11 North Street Workshops, Stoke sub Hamdon, TA14 6QR

Consumer Protection from Unfair Regulations 2008: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.