

STAGS

24, Forest Hill

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, Yeovil, Somerset BA20 2PQ

Town centre 1 mile. Sherborne 6.5 miles. Crewkerne 8 miles.

A versatile three/four-bedroom detached bungalow situated within a convenient residential location. The property benefits from a driveway, garage, private courtyard garden, and a three-tiered lawned garden, offering flexible living accommodation and excellent outdoor space for families, entertaining, or gardening enthusiasts. EPC Band D

- Detached Bungalow
- Three/Four Bedrooms
- Garden to Front
- Additional Sun Terrace
- Council Tax Band C
- Open Plan Sitting/Dining Area/Kitchen
- Single Garage and Driveway
- Three tiered Rear Garden
- Freehold

Offers In Excess Of £265,000

SITUATION

24 Forest Hill is situated in a popular residential area, just a short walk from Leonardo's. A small shopping precinct is nearby, with Morrisons, Aldi, McDonald's and B&Q all close at hand. Ninesprings county Park is a short walk where you can enjoy pleasant walks and the Cafe. The town centre is within 1 mile and offers a good range of shopping, recreational and educational facilities, together with a mainline rail link to Exeter and London Waterloo.

DESCRIPTION

24 Forest Hill is a well-presented three/four bedroom detached bungalow, constructed principally of brick beneath a tiled roof. The property benefits from uPVC double glazed windows and doors, together with gas-fired central heating, served by a Worcester boiler installed circa 2025.
The accommodation is versatile, offering up to four bedrooms (one of which is currently utilised as a home office), along with a open-plan living room, kitchen, and dining area, and a family bathroom.

To the front, a wide driveway provides off-road parking and leads to a single garage/workshop, which benefits from a recently replaced roof. To the rear, there is a private courtyard garden with steps leading up to a delightful three-tiered lawned garden, from where far-reaching views over the town can be enjoyed.







ACCOMMODATION

A uPVC door leads into the entrance hallway, which features a useful linen cupboard and access via a hatch to the roof void. The Worcester Greenstar 4000 gas-fired boiler is installed within the loft space and was fitted circa 2025. At the heart of the home is the open plan sitting room and adjoining kitchen/dining area. The sitting room enjoys an abundance of natural light from large picture windows overlooking the rear courtyard garden, along with a striking angled fireplace housing an inset wood-burning stove set on a slate hearth. A wide opening leads through to the kitchen/dining area, which is fitted with tiled flooring and benefits from windows to both the rear and side, as well as an obscure glazed door providing side access. The kitchen is well-equipped with a Belfast sink and mixer tap, complemented by adjoining work surfaces with a range of cupboards and drawers. There is additional storage, space for an electric cooker with a stainless steel extractor hood above, and space and plumbing for both a washing machine and dishwasher.

Bedroom one enjoys a front aspect and is fitted with an extensive range of built-in furniture, including wardrobes, a dressing table, and shelving. Bedroom two also benefits from a front-facing aspect. The bathroom is fitted with a pine panelled bath with shower attachment, pedestal wash hand basin, and low-level WC. The room is fully tiled and further benefits from a heated towel rail and a side-facing window. Bedroom three, currently utilised as a study, includes built-in wardrobes and patio doors opening onto the rear garden. The adjoining fourth bedroom is a single room with a high-level window, offering flexibility of use.

OUTSIDE

A pair of wrought iron gates open onto a concrete driveway, which leads to the garage. The garage is accessed via a metal up-and-over door, benefits from power and lighting, and is covered by a recently installed box profile steel roof. Adjoining the driveway is a pedestrian gate with a pathway and steps leading to the front door.

The front garden is laid predominantly to lawn and enclosed by attractive wrought iron fencing, complemented by a variety of well-stocked planting including shrubs, bushes, and roses. To the side of the bungalow, a concrete pathway with a gate leads through to a gravelled path providing access to the rear garden. Steps rise to a private paved sun terrace, enclosed by brick and stone retaining walls, and featuring an ornamental pond and wood store—creating an ideal space for outdoor entertaining.

From the terrace, steps lead up to a delightful three-tiered garden, laid mainly to lawn and interspersed with a wide range of shrubs, bushes, and mature trees, including cherry and apple trees. The garden is further enhanced by attractive trailing plants such as honeysuckle and wisteria, along with an area of bamboo and a variety of established planting.

At the top tier, where wonderful views can be enjoyed over the surrounding area, there is also a pedestrian gate providing access onto Forest Hill.

VIEWINGS

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

SERVICES

All mains services are connected.
Gas fired central heating.
Broadband : Standard, Superfast and Ultrafast (Ofcom)
Mobile Coverage : EE, Three, O2 and Vodafone (some indoor service may be limited - Ofcom)
Flood Risk Status : Low risk (environment agency)

DIRECTIONS

What3words///boxing.rocket.rinse

From the centre of Yeovil by the hospital roundabout head along Queensway to Horsey roundabout. Take the 3rd turning right onto Lysander Road. Continue past Morrisons and just before B&Q/Leonardo turn left at the traffic lights onto Forest Hill. Take the first left into Rowan Way, then first right into Beechwood. No24 will be seen a short distance along on the right hand side, clearly identified by our For Sale board.



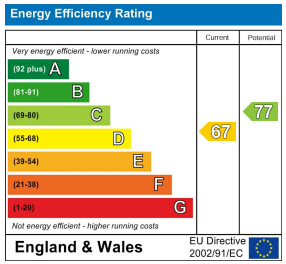




IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.







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