

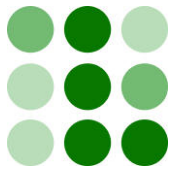


55 Combe Park, Yeovil, BA21 3BE

Offers in Excess of £230,000
FREEHOLD

This immaculately presented spacious semi detached property is located in the very desirable area of Combe Park. This property needs to be seen to be appreciated and briefly comprises of large entrance hall, lounge, kitchen / diner, utility room, downstairs wc, three good size bedrooms, luxury bathroom, front and rear gardens, off road parking for several vehicles and garage. Priced for immediate interest and would make a wonderful family home.

 **LACEYS**
YEOVIL LTD



55 Combe Park, Yeovil, BA21 3BE



- Semi detached
- Spacious accommodation
- Three good size bedrooms
- Open plan kitchen / diner
- Luxury bathroom
- Front and rear gardens
- Drive with parking for several vehicles
- Larger than average garage
- Priced for immediate interest
- Would make a wonderful family home and early viewing is advised.

www.rightmove.co.uk
www.primelocation.com
www.zoopla.co.uk

An internal inspection is highly recommended in order to fully appreciate the extent of accommodation on offer. Such an appointment may be arranged through the **Sole Agents** on **01935 425115**.

ACCOMMODATION

The **ACCOMMODATION** comprises:

Entrance door leading into:

Hall

Which is of a good size with window outlook to the side. Radiator. Understairs storage area with porthole window with outlook to the side. Stairs to first floor landing.

Lounge 3.89m (12'9") x 3.96m (12'11") Max measurements to recess.

With window outlook to the front. Electric recessed fire with remote control. TV point. Radiator. Coved ceiling.

Dining Room 3.51m (11'6") x 4.20m (13'9")

With sliding patio doors leading out to the rear. Radiator. Coved ceiling. Open plan to:

Kitchen 2.43m (7'11") x 2.88m (9'5")

A Howdens fitted kitchen with pattern effect worktops and oak effect doors with stainless steel effect door furniture with a range of soft close units. A stainless steel sink drainer unit with mixer tap. Integral dishwasher. Integral fridge. A four ring electric hob with oven under. Black glass splash back. Concealed extractor hood over. Window with outlook to the side. Coved ceiling. Larder cupboard. Door leading to:

Utility Room 1.57m (5'1") x 2.27m (7'5")

With two windows with outlook to the side. Plumbing for washing machine. Space for tumble dryer.

WC

Close coupled wc. With corner basin with mixer tap. Part tiled splash back. Extractor fan. Window with outlook to the side.

First Floor Landing

With window outlook to the side. Hatch to roof space (please note the roof space houses the combination boiler). Airing cupboard.

Bedroom One 3.94m (12'11") x 4.18m (13'8")

With a window outlook to the rear. Radiator. Double built in wardrobe.

Bedroom Two 2.95m (9'8") x 4.04m (13'3")

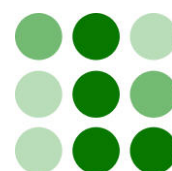
With window outlook to the front. Double built in wardrobe. Radiator. Laminate flooring.

Bedroom Three 2.56 m (8'4") x 3.01m (9'10")

Dual aspect room with outlook to the front and side. Radiator. Picture rail.

Bathroom 1.94m (6'4") x 2.08m (6'9")

A luxury fitted white suite with panel bath and shower over with side screen. Vanity unit with two double cupboards and two drawers under. Two double cupboards over. A modern round sink with mixer tap. LED plinth lighting. Luxury quartz floor tiles. Extractor fan. Heated towel rail. Window with outlook to the rear.



OUTSIDE

Gardens

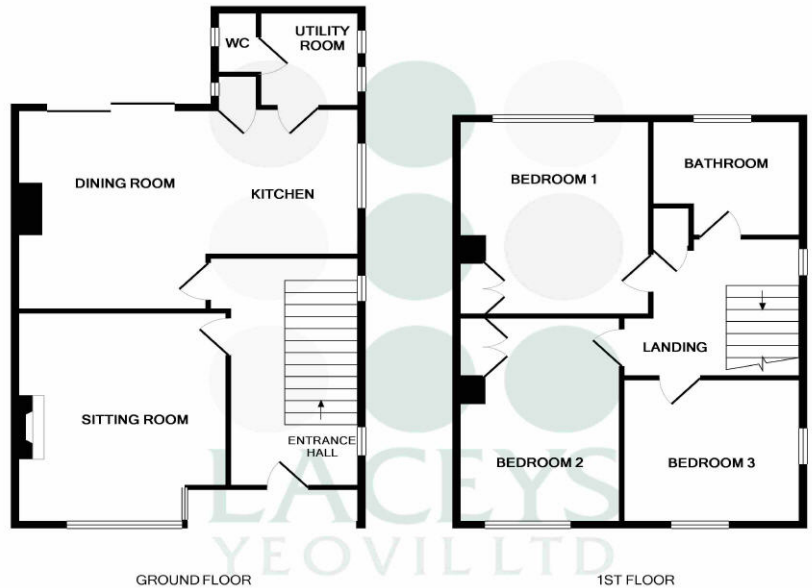
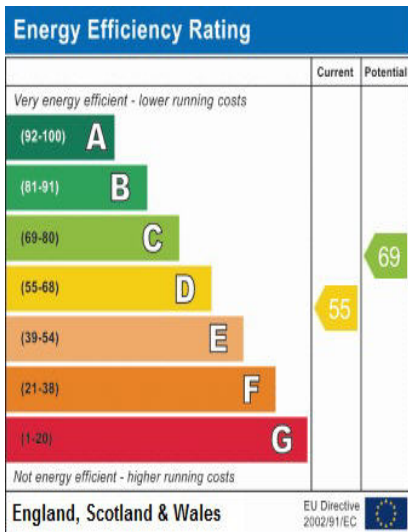
To the front there is a good size lawned area whilst to the rear there is a patio area. Mostly laid to lawn. Enclosed by lap panel fencing. Door leading out to the side.

Parking

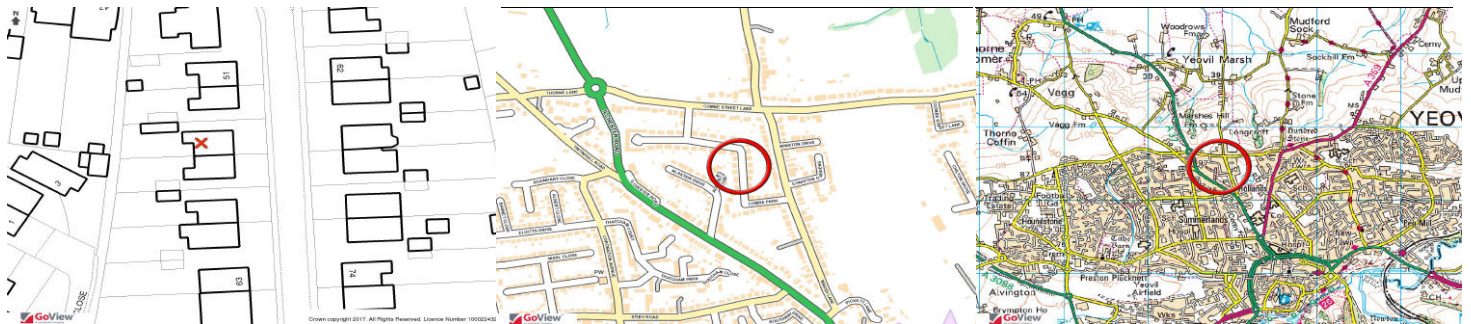
There is off road parking for three / four vehicles on the drive and also benefits from a water tap and in turn leads into the garage.

Garage 2.44m (8'0") x 7.85m (25'9")

A large garage with up and over door and light and power connected. Window with outlook to the rear and door leading out to the garden. Please note that there has also been a new roof fitted within the last 4 years.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2017



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