



**FOR SALE**

Combe Park, Yeovil, BA21 3BE

£330,000



**ORCHARDS**  
ESTATES



An exciting opportunity has arisen to purchase a large family home in a quiet pocket of Yeovil.

The house, which has been extended, is in need of light updating but provides an excellent opportunity for the new owners to put their mark on the house.

£330,000



### 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** There is ample parking to the front of the property, with a grass area which could be converted into further parking, and an integral single garage.

**Ground Floor** On the ground floor the accommodation comprises a sitting room, dining room, kitchen, downstairs cloakroom, and utility room.

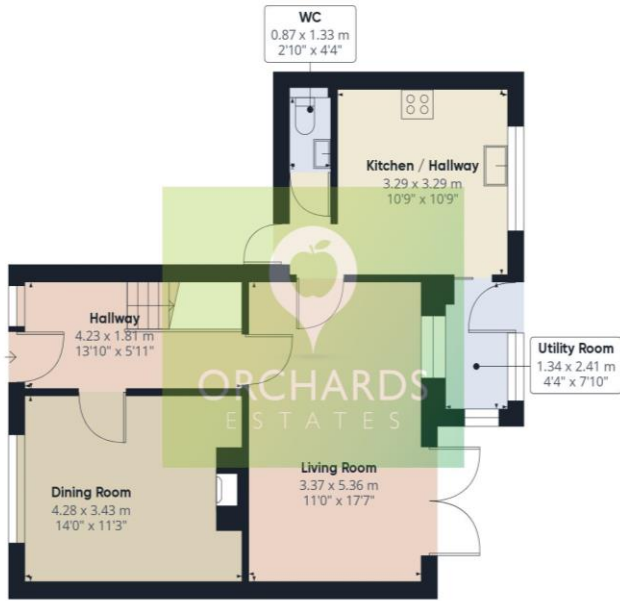
**First Floor** On the first floor are four bedrooms (one with an en-suite), three of which are double, and the fourth bedroom is smaller and is currently being used as an office. There is also a family bathroom. The loft is boarded out and there is a loft ladder to gain access to this space.

**Rear Garden** The rear garden is particularly mature, with a large lawn area. There is also a summer house and green house, along with raised vegetable garden beds area.

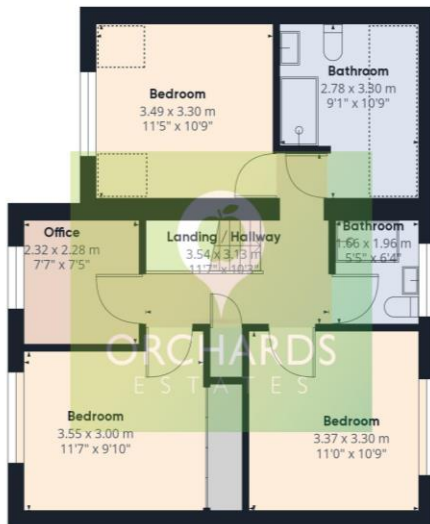
### Material Information

- Freehold Property.
- Council Tax Band: C.
- EPC Rating: C.
- Mains Gas, Drainage, Water and Electricity.
- Solar Panels.
- This property was extended in 2003.
- Gas Fired Combi Boiler which is 10 years old and has been regularly serviced.
- Flood Zone 1: Land within flood zone 1 has a low probability of flooding from rivers and the sea.





Floor 1



Floor 2



Approximate total area<sup>(1)</sup>

117.78 m<sup>2</sup>  
1267.8 ft<sup>2</sup>

Reduced headroom

4.59 m<sup>2</sup>  
49.36 ft<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom  
(below 1.5m/4.92ft)

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

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.