



**FOR SALE**

30 Watercombe Heights, Yeovil, BA20 2TB

£465,000



**ORCHARDS**  
ESTATES



Nestled in a peaceful cul-de-sac at the top of the desirable Watercombe Heights, this recently refurbished 4-bedroom detached home offers the perfect blend of modern comfort and timeless appeal.

Spacious and thoughtfully designed, the ground floor features an updated kitchen with a utility area, an integral garage, a generously sized sitting room, and a separate dining room—ideal for hosting family gatherings or entertaining friends. A convenient WC completes the downstairs layout.

Upstairs, you will find four well-proportioned bedrooms. The principal bedroom includes built-in storage and a stylish ensuite, while the family bathroom serves the remaining bedrooms.

This home is perfectly positioned for those seeking a quiet yet connected lifestyle.

With plenty of space to accommodate visiting family or friends, this is a property that can truly grow with you over the years.

Viewings are by appointment only—please don't hesitate to get in touch. We'd be delighted to show you around at a time that suits you.

£465,000





## 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.

**Approach** Set at the upper end of Watercombe Heights, this property is front with a lawn area, asphalt drive which provides access to the garage and side paved drive which adds further parking space, long enough for two vehicles or a large campervan. Gated access to the rear garden, up and over garage door and storm porch over a recessed front door.

**Ground Floor** Entrance hall with side aspect window providing additional natural light, separate downstairs WC and stairs to the first floor.

**Kitchen:** Renovated with a newly installed kitchen and utility room (with new cooker, cooker hood, dishwasher and fridge freezer) in the last 18 months. The utility also provides an access door to the side entry.

**Sitting Room:** A nice space with rear aspect double glazed doors overlooking and providing access to the terrace patio and rear garden.

**Dining Room:** Accessed from the sitting room through a set of double doors this space is well set out as is/or could easily be opened up to create a large main living space.

**Upstairs** The landing features an airing cupboard

and loft access hatch with ladder, partial boarding and light. **Principal Bedroom:** A spacious room with built in storage and en suite.

**Bedroom Two:** A good sized double which is situated to the rear of the house with an outlook over the rear garden.

The remaining bedrooms would be classed as small doubles or large singles, ideal as kid's rooms. Alternatively, they would also work well as home offices or a hobby room as they face to the Southwest and obtain good natural light throughout the day.

**Bathroom:** With full sized bath, with handheld shower, WC, and wash hand basin.

**Garage and Driveway** With up and over vehicle access door, electric and lighting as well as housing the gas boiler. The original single vehicle driveway is located directly in front of the garage. To the side of this, a brick paved driveway has been added, allowing easy space for 3 vehicles, possibly 4 depending on size or a LWB van/campervan.

**Rear Garden** Set out in a simple fashion with initial paved patio off the rear of the house itself. The main area is lawned and well fenced with a nice South and West orientation ensuring you can enjoy sunshine throughout the day.

## Material Information

- Freehold Property, Built approximately 26 years ago.
- EPC Rating: C Council Tax Band: F
- Mains Drainage, Gas, Water and Electric.
- Gas Combi Boiler is approx. 6 years old and regularly serviced.
- Current usage is Approx £150 per month for Gas and Electric.
- Water meter is by the front drive.
- Gas Fire in Sitting Room installed in November 2023.
- All double glazing was replaced in November 2023.
- New Blinds have been fitted throughout the house.
- The loft comes with ladder, partial boarding and light.
- We are unsure as to responsibility for fences and would suggest this is checked with your conveyancer.
- Broadband: UltraFast is available in the area.
- Flood Zone 1: Low Risk.



**Directions:** Access from the roundabout at the top of Watercombe Lane, which is a junction with the A30 from Crewkerne and West Coker Road. Take the exit into Watercombe Lane. Follow this road as it winds through and as you come to the end, look for a paved drive access point on your right (it's easy to miss). Turn in here and you can park in the driveway of the house itself which is the 3rd on your right.

<https://w3w.co/nurses.chins.chats>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



01460 477977 or 01935 277977 [www.orchardsestates.com](http://www.orchardsestates.com)

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



**ORCHARDS**  
ESTATES

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.