



To Let

Combe Park, Yeovil, BA21 3BD
Monthly Rental Of £1,500



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ESTATES

Situated in a Yeovil cul-de-sac, this well-presented semi-detached home offers both comfort and convenience.

The property features a beautifully maintained front garden, a generous driveway with space for 2–3 vehicles, and a single garage for additional storage.

Inside, the home boasts three well-proportioned double bedrooms, including an ensuite in one of the bedrooms. The spacious open plan living and dining area provides a warm and inviting atmosphere, perfect for entertaining. A convenient downstairs WC complements the modern family bathroom upstairs.

Step outside to the rear garden, complete with a patio area and lawn with mature plants and trees—ideal for outdoor gatherings or relaxation. Flooded with natural light, this airy and versatile property is ready to welcome its new owners.

Don't miss this fantastic opportunity—schedule a viewing today!

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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 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 hour's driving distance.

Approach

This property's front garden is laid to lawn with various plants and shrubs, complemented by a paved driveway that provides convenient parking for 2–3 vehicles. The driveway leads to a single garage and offers side access to the rear garden, ensuring ease of movement and practicality. You are welcomed through a charming porch, creating a seamless transition into the interior.

Ground Floor Living

Step into the welcoming hallway, where frosted glass windows on either side of the entrance bathe the space in natural light. Thoughtfully designed for convenience, the hallway features coat hooks and ample under-stairs storage, ensuring a tidy and organized entryway.

Living Room- The spacious living room is bathed in natural light from a large window overlooking the charming front garden, creating a bright and inviting atmosphere. Designed for modern convenience, the walls are pre-wired for TV entertainment systems, ensuring a seamless setup. Flowing effortlessly into the dining area, this open-plan layout offers a perfect blend of comfort and functionality, ideal for entertaining or relaxed everyday living.

Dining Room- Featuring stylish hard flooring and ample space for a family dining table, this versatile area is designed for both practicality and comfort. A single glass door, accompanied by generous windows, opens up to the rear garden, allowing natural light to flood the room and create a bright, airy ambiance.

Kitchen- Designed for practicality, the kitchen features a blend of wall and base units as well as a pantry cupboard, all

offering ample storage. A well-placed sink and drainer enjoy a picturesque view of the rear garden through a large window, filling the space with natural light. Equipped with a cooker and extractor fan, along with a sleek tiled splashback, this kitchen is all about functionality. Thoughtfully designed, it includes space for a washing machine and tumble dryer, ensuring convenience for everyday living.

WC- This convenient downstairs WC offers practicality without compromising space, featuring a sleek sink for added functionality. A separate door provides direct access to the driveway, enhancing ease of movement throughout the home.

First Floor Living

The spacious landing offers a bright and airy feel, enhanced by a window that fills the area with natural light. Thoughtfully designed, it provides convenient access to the fully boarded loft, ideal for additional storage. A dedicated storage cupboard ensures a tidy and organized space, adding to the home's practical appeal.

Bathroom- This functional bathroom is bathed in natural light from a large window, enhancing the bright and airy feel of the space. It features a fully tiled b-shaped bath with a thermostatic shower, offering both convenience and elegance. A sleek vanity unit with a sink provides storage and a modern touch, while the WC and a towel rail positioned over the radiator. Thoughtfully designed, the space includes an extractor fan for ventilation and a well-placed light with a shaver point, ensuring practicality in every detail.

Bedroom- This generously sized double bedroom offers both comfort and convenience, featuring an ensuite and ample storage. A large window provides a stunning view of the rear garden, allowing natural light to fill the space and create a bright, welcoming atmosphere.

Ensuite- The ensuite bathroom is thoughtfully equipped with a shower, a WC, and a sink, providing convenience in a well-designed space.

Bedroom- This spacious double bedroom offers generous proportions and storage for added convenience. A large window floods the room with natural light, creating a bright and inviting atmosphere while offering a delightful view. Designed for comfort and functionality, this versatile space is perfect for rest and relaxation.

Bedroom- This spacious double room offers versatility and ample storage, making it ideal for a variety of uses. Whether as a comfortable bedroom, a stylish home office, or a relaxing retreat, its generous proportions provide flexibility to suit any lifestyle.



Rear Garden

The expansive rear garden offers a seamless blend of relaxation and functionality. Just beyond the property, a well-placed patio provides the perfect space for outdoor entertaining. Side access from the driveway ensures convenience, while decorative slate chippings and a charming step lead to a second patio area, ideal for soaking up the surroundings. A generous lawned space, complemented by a greenhouse and mature shrubs and trees, creates a picturesque setting. For added practicality, a personnel door offers direct access to the garage.

Garage

This well-equipped single garage offers both convenience and functionality, featuring a door leading in from the driveway and a personnel door providing easy access from the garden. With built-in lighting and electrical fittings, it's ideal for a variety of uses, whether as a workspace or secure storage. Generous storage space ensures practical organization, making this garage a valuable addition to the property.

Material Information

- Council Tax Band: C
- EPC Rating: D
- Mains Drainage, Water, Electric and Gas
- Gas combi boiler
- Broadband: OFCOM: Ultrafast Available (1000Mbps)
- Flood Zone 1 - Flood Zone 1 has low probability of flooding from the sea or rivers

AGENTS NOTE

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Directions

Coming off the A303 at Ilchester, at the first roundabout take the 2nd exit towards Yeovil. Continue on this road until you get to the next roundabout. Take the 1st exit onto Combe Street Lane. Then take the 1st right onto Combe Park. At the end of the road, turn right and the property is on the right before the turning circle.

What3Words- ///trick.sooner.wishes

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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