



Combe Close, Yeovil, BA21 3PA

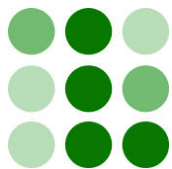
Guide Price £350,000  
FREEHOLD

**An extended three bedroom, two reception room semi-detached family home that is well presented and set in a popular residential location. The home benefits from gas central heating, UPVC double glazing, cloakroom, enclosed garden areas, garage and off road parking for multiple vehicles.**

 **LACEYS**  
**YEOVIL LTD**



12-14 Hendford, Yeovil, Somerset BA20 1TE  
Tel: 01935 425115 Email: [info@laceysyeovil.co.uk](mailto:info@laceysyeovil.co.uk)



19 Combe Close, Yeovil, BA21 3PA



- An Extended Three Bedroom Semi-Detached Family Home
- Two Reception Rooms
- Popular Residential Location
- Gas Central Heating and UPVC Double Glazing
- Cloakroom
- Four Piece Bathroom Suite
- Enclosed Gardens
- Garage
- Off Road Parking For Multiple Vehicles

[www.rightmove.co.uk](http://www.rightmove.co.uk)  
[www.primelocation.com](http://www.primelocation.com)  
[www.zoopla.co.uk](http://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:

Frosted Upvc double glazed front door to:

### Entrance Porch

Frosted Upvc double glazed door to:

### Entrance Hall

Radiator. Built in understair cupboard. Tiled floor. Upvc double glazed window with side aspect. Doors to lounge and kitchen. Stairs to the landing.

### Cloakroom

Low flush Wc. Vanity unit. Radiator. Tiled floor. Frosted Upvc double glazed window with side aspect.

### Lounge 4.10m (13'5") x 3.79m (12'5")

Built in open fireplace with tiled hearth. Tv point. Radiator. Coved ceiling. Upvc double glazed window with side aspect.

### Kitchen/Breakfast Room 4.69m (15'5") x 2.21m (7'3")

Comprising inset stainless steel sink unit with waste disposal unit with rolled top worksurfaces with cupboards and drawers below. Built in five ring gas hob with extractor hood over. Built in oven and grill. Recess for dishwasher with plumbing in place. Recess for washing machine with plumbing in place. Recess for under counter fridge. Built in oven. Wall mounted boiler. Breakfast bar. Tiled floor. Inset ceiling spotlights. Wall mounted heated towel rail. Two Upvc double glazed windows both with side aspects. Opens into dining area.

### Dining Area 3.61m (11'10") x 3.46m (11'4") & Family Room 4.55m (14'11") x 2.60m (8'6")

Space for table and chairs. Tiled floor. Internal glass inset walling. Wall mounted heater. Tv point. Upvc double glazed, double opening door to rear garden.

### Landing

Upvc double glazed window with side aspect. Doors to all bedrooms and bathroom.

### Bedroom One 3.66m (12'0") x 3.56m (11'8")

Built in double fronted wardrobes. Further built in cupboards. Radiator. Upvc double glazed window with front aspect.

### Bedroom Two 3.62m (11'11") x 3.48m (11'5")

Range of built in cupboards. Radiator. Upvc double glazed window with rear aspect.

### Bedroom Three 2.42m (7'11") x 2.21m (7'3")

Radiator. Upvc double glazed window with front aspect.

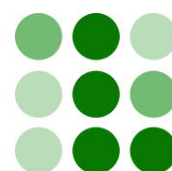
### Bathroom 2.42m (7'11") x 2.18m (7'2")

White four piece suit comprising corner shower cubicle with wall mounted shower, oversized head and tiled surround. Corner bath. Low flush Wc. Vanity sink unit. Shaver point. Vinyl flooring. Extractor fan. Frosted Upvc double glazed window with rear aspect.

### Outside

Rear/side enclosed garden areas comprising paved patio areas. Astroturf. Raised flower beds and pond. Decked area. Outside light. Timber shed. Garden is bounded by walling and fencing with gates providing access. Upvc door provide access to the garage. Electric garage door. Drive in front for two vehicles.

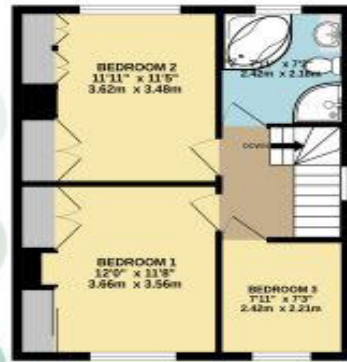
Front garden is gravelled and provides off road parking for multiple vehicles. Bounded by walling.



GROUND FLOOR



1ST FLOOR

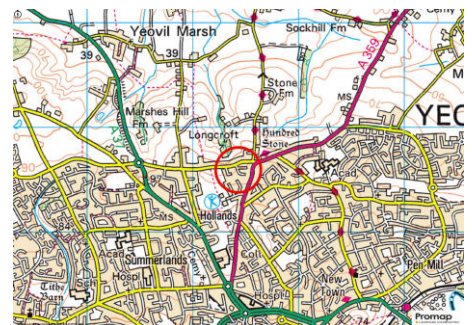
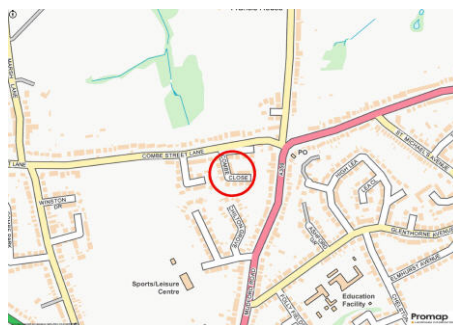


TOTAL FLOOR AREA - 1870sqft (127.3 sqm) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, vanes 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 Holografi 02024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



**Please Note**

No tests have been undertaken of any of the services and any intending purchasers/tenants should satisfy themselves in this regard. Lacey's Yeovil Ltd for themselves and for the vendor/landlord of this property whose agents they are, give notice that, (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Lacey's or the vendor/landlord, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (iv) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor/landlord does not make or give either Lacey's or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.

**Photographs / Floor Plans**

Photographs are reproduced for general information and it must not be inferred that any item is included for sale / to let with this property. Please note floor plans are not to scale and are for identification purposes only. The photographs used in these particulars may have been taken with the use of a wide angle lens. If you have any queries as to the size of the accommodation or plot, please address these with the agent prior to making an appointment to view.

## Material Information

In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance.

### Part A

- *Council Tax Band* - C (Improvement Indicator - could be re-assessed upwards on next sale)
- *Asking Price* - Guide Price £350,000
- *Tenure* - Freehold

### Part B

- *Property Type* - 3 Bed Semi Detached House
- *Property Construction* - Traditional
- *Number And Types Of Rooms* - See Details and Plan, all measurements being maximum dimensions provided between internal walls.
- *Electricity Supply* - Mains
- *Water Supply* - Mains - Not Metered
- *Sewerage* - Mains
- *Heating* - Gas Central Heating, combi boiler located in the kitchen that also heats the hot water.
- *Broadband* - Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>. Current connection via Sky - Superfast.
- *Mobile Signal/Coverage* - Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>.
- *Parking* - Off road and parking.

### Part C

- *Building Safety* - On enquiry of Vendor, we're not aware of any Building Safety issues. However we would recommend purchaser's engage the services of a Chartered Surveyor to confirm.
- *Restrictions* - We'd recommend you review the Title/deeds of the property with your solicitor. Restricted Covenants include; No hut, caravan, shed house on wheels or other chattel adapted or intended for use as a dwellinghouse, booth, swing or roundabout should be erected or allowed on the property \*More covenants in place refer to your solicitor.
- *Rights and Easements* - We're not aware of any significant/material rights, but we'd recommend you review the Title/deeds of the property with your solicitor.
- *Flood Risk* - According to the Environment Agency's website, the property is in an area at a VERY LOW RISK from River/Sea and Surface Water flooding (defined as the chance of flooding each year as less than 0.1%)
- *Coastal Erosion Risk* - N/A
- *Planning Permission* - No records on the Local Authority's website directly affecting the subject property.
- *Accessibility/ Adaptations* - N/A
- *Coalfield Or Mining Area* - N/A

*Energy Performance Certificate (EPC Rating)* - C

### Other Disclosures

No other Material disclosures have been made by the Vendor.

This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor, on the 23/04/2024. However, such information could change after compilation of the data, so Laceys cannot be held liable for any changes post compilation or any accidental errors or omissions. Furthermore, Laceys are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.