



Combe Street Lane, Yeovil, BA21 3PD

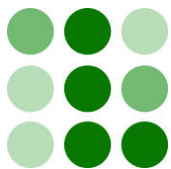
Guide Price £479,950
FREEHOLD

A well proportioned and well presented four bedroom, two reception room detached family home set in this popular residential location. The home benefits from gas central heating, double glazing, good-sized conservatory, utility, cloakroom, en-suite to main bedroom, enclosed split level rear garden and off road parking for several vehicles.

 **LACEYS**
YEOVIL LTD



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26 Combe Street Lane, Yeovil, BA21 3PD



- A Well Proportioned Four Bedroom Detached Family Home
- Popular Residential Location
- Two Reception Rooms
- Good-Sized Conservatory
- Enclosed Split Level Rear Garden
- Off Road Parking For Multiple Vehicles
- Gas Central Heating & Double Glazing
- En-Suite To Main Bedroom
- Utility & Cloakroom
- Viewing 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 Hall

Built in storage cupboard with frosted Upvc double glazed window with side aspect. Radiator. Built in understairs cupboard. Wooden flooring. Inset ceiling spotlights. Stairs to landing. Doors to cloakroom, lounge, dining area and kitchen.

Cloakroom

Comprising low flush Wc. Vanity sink unit. Tiled floor. Frosted Upvc double glazed window with side aspect.

Lounge 4.77m (15'8") x 3.57m (11'9")

Built in log effect gas fire raised into the wall. Radiator. Tv point. Wooden flooring. Picture rail. Double glazed double opening doors to conservatory.

Kitchen 6.12m (20'1") x 2.34 (7'8")

Comprising 1½ bowl sink with mixer tap, rolled top worksurfaces with cupboards and drawers below. Recess for range (included). Extractor hood over. Recess for upright fridge/freezer. Wall mounted cupboards. Upright radiator. Vinyl tiled floor. Inset ceiling spotlights. Integral dishwasher. Three Upvc double glazed windows, all with front aspects. Opens into dining room.

Dining Room 4.41m (14'6") x 3.32m (10'11")

Radiator. Wooden flooring. Double glazed sliding doors to conservatory. Glazed door to utility.

Utility

Built in cupboards. Space for washing machine with plumbing in place. Tiled floor. Window, rear aspect. Glazed door to the office/snug.

Office/Snug 4.98m (16'4") x 2.44m (8'0")

Built in cupboard which houses the Worcester combi boiler. Tv point. Upvc double glazed window with rear aspect. Frosted Upvc double glazed door to rear garden.

Conservatory 8.32m (27'4") x 3.45m (11'4")

Radiator. Wooden flooring. Double glazed doors to the rear garden.

Bedroom One 4.78m (15'8") x 3.40m (11'2")

Radiator. Two Upvc double glazed window with rear aspects with outlook. Door to en-suite.

En-suite

Comprising double width shower cubicle with wall mounted shower, oversized head and tiled surround. Vanity sink unit. Low flush Wc. Extractor fan. Heated towel rail. Vinyl flooring. Fully tiled walls. Inset ceiling spotlights. Frosted Upvc double glazed window with side aspect.

Bedroom Two 3.32m (10'11") x 2.74m (9'0")

Built in triple fronted wardrobes. Radiator. Upvc double glazed window with rear aspect and outlook.

Bedroom Three 4.47m (14'8") x 2.51m (8'3")

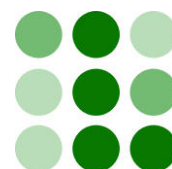
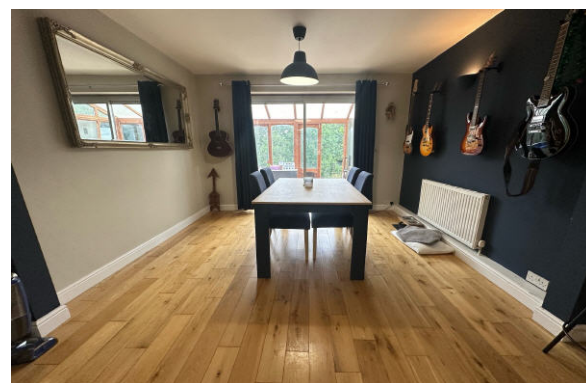
Radiator. Two Upvc double glazed window both with front aspects.

Bedroom Four 3.05m (10'0") x 3.02m (9'11")

Built in wardrobes. Radiator. Upvc double glazed window with front aspect.

Family Bathroom

Comprising Jacuzzi bath with wall mounted shower attachment over, tiled surround. Coupled vanity sink unit and low flush Wc. Heated towel rail. Inset ceiling spotlights. Vinyl flooring/ Frosted Upvc double glazed window with side aspect.



OUTSIDE

From the conservatory doors out to top patio area which is bounded by railings. Outside tap. Outside light. Paved steps down to a further paved area which extends the width of the garden. Bounded by railings and fencing. Further paved steps to a lawn area which is bounded by railings and hedging. The rear garden enjoys a good degree of privacy.

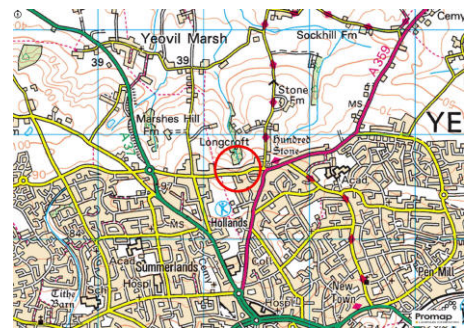
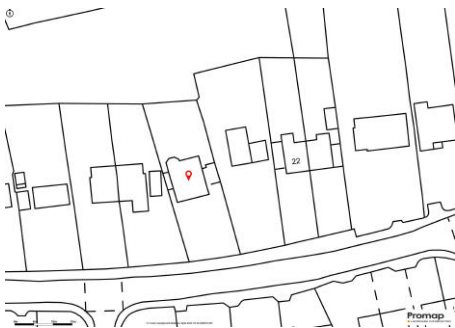
To the front there is a lawn area enclosed by hedging and fencing. A drive provides off road parking for multiple vehicles. From the top section of the drive steps down to the lower section. Entrance canopy over front door. Front lawn is bounded by fencing and shrubs. Timber gate to the side of the house.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and other items are approximate and no responsibility is taken for the measurements contained on this document. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not shown and no guarantee is given as to their operation or efficiency over time.
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Please Note

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Photographs / Floor Plans

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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* - E
- *Asking Price* - Guide Price £479,950
- *Tenure* - Freehold

Part B

- *Property Type* - 4 Bed 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
- *Sewerage* - Mains
- *Heating* - Gas Central Heating (Combi Boiler is located in the Office/Snug), 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>.
- *Mobile Signal/Coverage* - Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>.
- *Parking* - Off road 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.
- *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 (defined as the chance of flooding each year as less than 0.1%) and LOW RISK from Surface Water (defined as the chance of flooding as between 0.1% and 1% each year).
- *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 08/07/2024. 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.