



Combe Street Lane, Yeovil, Somerset, BA21 3PD

Guide Price £475,000

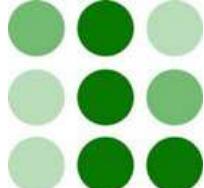
Freehold

This deceptively spacious detached family home is situated in a popular residential location on the outskirts of Yeovil. The accommodation includes a generous porch, entrance hallway, sitting room, quality fitted kitchen/dining room, conservatory, ground floor double bedroom, shower room and internal access to the single garage. On the first floor there are two generous double bedrooms, a sensible size single room, family bathroom with WC and a separate further WC. There is ample driveway parking to the front whilst to the rear there is a well established garden offering plenty of variety and interest with superb views over surrounding countryside towards Ilchester. Accessed from the outside there is a useful workshop.



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16 Combe Street Lane, Yeovil, Somerset, BA21 3PD

- Spacious Detached Family Home
- Four Bedrooms (Three First Floor and One Ground Floor)
- Ground Floor Shower Room, First Floor Bathroom
- Kitchen/Dining Room
- Conservatory
- Large Garden
- Superb Views To The Rear
- Large Enclosed Porch
- Gas Central Heating



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**.

The **ACCOMMODATION** comprises:

Hallway

Doors open to the kitchen and living room with stairs providing access to the first floor landing. The hallway extends behind the stairs with further doors opening to the ground floor bedroom, shower room and garage. There is an enclosed ceiling lamp, a wall lamp, Velux roof light and a radiator.



Sitting Room 3.91m x 3.61m (12'10" x 11'10")

A light south-facing room with a double glazed bay window complete with fitted shutters facing the front with two further stained glass effect double glazed windows facing the side. There is a decorative light fitting and glazed double doors opening to the dining area.



Kitchen/Dining Room

Kitchen 3.45m x 2.25m (11'4" x 7'9")

The semi open plan kitchen/dining room works perfectly with the well equipped kitchen offering a good selection of wall, base and drawer units with quartz worksurfaces above. There is undermount kitchen sink which is situated under the rear facing double glazed window enjoying the superb view, this comes complete with mixer tap and filtered water tap and water softener installed in the cupboard below. The Neff oven is built in as is the induction hob with extractor fan above. There is space for a fridge/freezer or tall fridge and a dishwasher. There is a radiator and recessed spot lighting. A door opens to the hallway and a large opening leads to the dining area.



Dining Room 3.76m x 3.62m (12'4" x 11'11")

Situated between the kitchen and living room the dining room certainly feels like the hub of the house with glazed double doors opening to the sitting room, a large opening to the kitchen and door with side light windows opening to the conservatory. There is a decorative light fitting, a radiator and a built in cabinet.

Conservatory 3.35m x 1.93m (11'0" x 6'4")

An additional seating area which also offers a great elevated outlook over the garden. There are wall lamps, a radiator, a glazed roof and double glazed windows which overlook the garden. Patio doors open to the garden.



Ground Floor Bedroom (4) 4.05 x 3.05m (13'3" x 10'0")

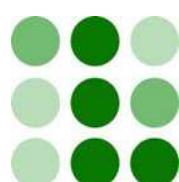
A good size double bedroom offering flexibility to be an additional living space, family, play room or hobby-room. There is an interestingly shaped double glazed window overlooking the garden and beyond complete with fitted shutters. There are two enclosed ceiling lamps and a radiator.

Shower Room

Situated adjacent to the bedroom and accessed from the hallway the ground floor shower room is a useful addition and is fitted with a good size shower cubicle with electric shower, a concealed cistern WC and a Wash basin with mixer tap and vanity unit. There is an obscured side facing double glazed window, an enclosed ceiling lamp, wall lamp, radiator, separate heated towel rail and an extractor fan.

Garage 5.15m x 3.07m (16'11" x 10'1")

The single garage also doubles up as a utility space with space for various appliances complete with water supply. There is an open loft hatch with retractable ladder to the boarded loft space above, an obscured single glazed window to the side and an up and over door to the front.



Landing

A large stained glass effect double glazed window with fitted shutters floods this space with plentiful natural light with doors opening to all three bedrooms, the family bathroom with WC and further cloakroom. There is a ceiling light point, a deep airing cupboard complete with hot water cylinder and access is available to the loft which we understand is partially boarded.

Bedroom One 3.67m x 3.33m (12'0" x 10'11")

Located at the front of the property this double room has a bay window to the front complete with shutters, a radiator and a ceiling light point.

Bedroom Two 3.52m x 3.33m (11'7" x 10'11")

The second bedroom is also a good size double room with a radiator and a ceiling light point. A large double glazed window complete with shutters enjoys a superb view to the rear over surrounding countryside.

Bedroom Three 2.92m x 2.54m (9'7" x 8'4")

A good size single bedroom with a double glazed window with shutters overlooking the front of the property. There is a radiator and a ceiling light point.

Family Bathroom

The family bathroom is fitted with a panel enclosed bath with thermostatically controlled shower above, a wall hung basin with drawers beneath and a low level WC. There is an obscured rear facing double glazed window with fitted shutters, recessed spot lighting, a shaver point and a radiator.

Cloakroom

Situated next to the bathroom the cloakroom offers an additional WC and a wall hung wash basin. There is an obscured double glazed window facing the side, an enclosed ceiling lamp and a radiator.

Workshop 3.08m x 2.76m (10'1" x 9'1")

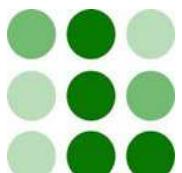
Accessed from the outside the workshop is located under bedroom four and offers a great additional space. There is power, light, water and a radiator. The view from the window extends the full length of the garden.

Front Of Property

At the front of the property there is ample driveway parking for multiple vehicles with a well stocked flower bed. There is access to the single garage via the up and over door.

Rear Garden

The large rear garden has been tastefully landscaped and offers plenty of variety and interest which includes a generous patio, well stocked flower beds, mature shrubs and bushes and area of lawn. To the rear of the garden there is a dedicated area for growing vegetables with a greenhouse complete with power and water supply. There are stunning views over surrounding countryside.

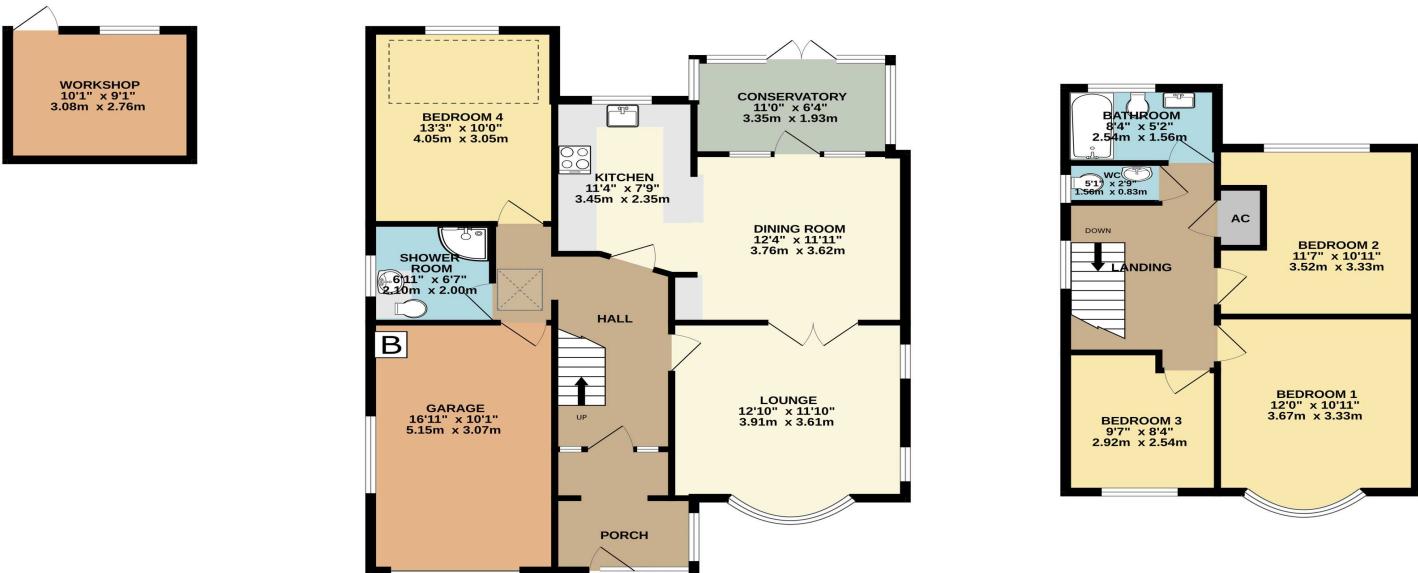


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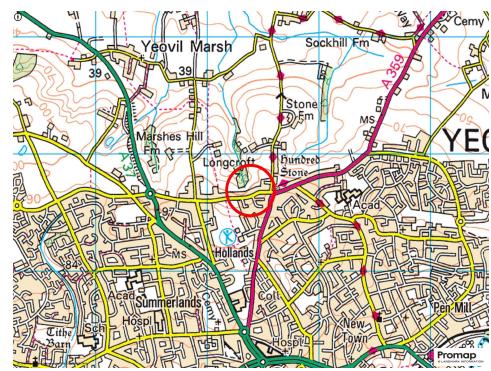
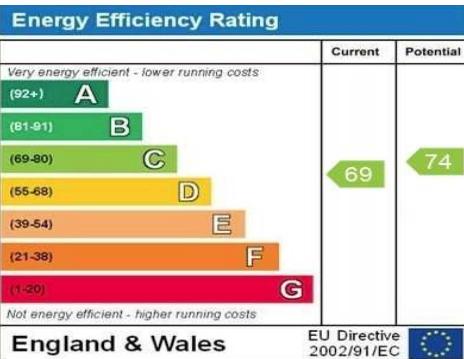
LOWER GROUND FLOOR
501 sq ft. (46.3 sq.m.) approx.

GROUND FLOOR
973 sq ft. (90.4 sq.m.) approx.

1ST FLOOR
495 sq ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA : 1557 sq.ft. (144.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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.
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Material Information applicable in all circumstances

Material Information In compliance with the Digital Markets, Competition and Consumers Act 2024

Material Information applicable in all circumstances

- Council Tax Band - E
- Asking Price - Guide Price £475,000
- Tenure - Freehold

Stamp Duty Land Tax (SDLT) - may be payable to HMRC in addition to the purchase price, depending on the purchaser's circumstances – please visit HMRC's SDLT Calculator <https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax>

Other Fees/Disbursements payable - Conveyancers will charge legal fees together with other costs, which could include fees for Land Registration, Telegraphic Transfer, Anti-Money Laundering, various Searches, completion of SDLT return, and lenders' transaction fees (non-exhaustive list) – please seek confirmation from your Conveyancer prior to a commitment to purchase

Material Information to assist making informed decisions

- Property Type -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- metered
- Sewerage -Mains
- Heating - Mains Gas Central Heating. Boiler in garage- hot water cylinder in airing cupboard.
- Broadband - Please refer to Ofcom website. [https://www.ofcom.org.uk/phones-telecoms-and-internet/advicefor-consumers/advice/ofcom-checker](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 - Driveway Parking for multiple vehicles and single garage.

Material Information that may or may not apply

- 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 -No other building other than a private dwellinghouse with the appropriate offices and outbuildings to be attached thereto and occupied therewith shall be erected on the said piece of land.

We'd recommend you review the Title/deeds of the property with your solicitor.

- More covenants in place refer to your solicitor.

Material Information that may or may not apply continued

- 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.
- Current Flood Risk - According to the Environment Agency's website the property is at very low risk of river, sea and surface water flooding. For detailed checks please visit the 'Long Term Flood Risk' on the government website.
- 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 02.01.2026. 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.