



Combe Street Lane, Yeovil, Somerset, BA21 3PD

Guide Price £280,000

Freehold

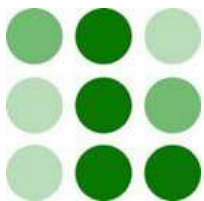
Situated in a slightly elevated position in a sought after part of Yeovil is this mature semi-detached family home. Offered to the market with no forward chain the accommodation includes a storm porch, hallway, two reception rooms and a modern fitted kitchen complete with integrated appliances. On the first floor there are two good size double bedrooms, a single room with fitted wardrobe and the family bathroom which is fitted with a four piece suite. There is an open plan front garden with driveway parking to the side leading to the single garage whilst to the rear there is a fully enclosed garden which has been designed with ease of maintenance in mind.

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



- Mature Semi-Detached House
- No Forward Chain
- Popular Residential Location
- Two Reception Rooms
- Modern Fitted Kitchen With Built In Appliances
- Three Bedrooms
- Family Bathroom Offering Both A Bath & Separate Shower.
- Long Driveway & Single Garage

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:

Covered Porch

A door opens to the entrance hallway

Hallway

Upon entering the property you are greeted with an entrance hallway which has a double glazed side facing window, a decorative ceiling light fitting and a radiator. Doors open to both the reception rooms, fitted kitchen and under stairs cupboards. Stairs provide access to the first floor landing.

Sitting Room 4.29 m x 3.81 m (14'1" x 12'6")

With a feature gas fire providing a nice focal feature the sitting room has double glazed part bay window to the front, a radiator and a decorative light fitting.

Dining Room 3.64 m x 3.46 m (11'11" x 11'4")

Large double glazed patio doors open to the garden. There is a feature gas fire with surround and hearth, a radiator and a decorative light fitting.

Kitchen 2.56 m x 2.24 m (8'5" x 7'4")

+1.68m x 1.68m (5'6" x 5'6")

Fitted with a good selection of wall and base units with quartz work surfaces above. There is a built in fridge/freezer, electric oven, gas hob and extractor hood, washing machine and dishwasher. There are side and rear facing double glazed windows with the undermount sink and mixer tap being positioned under the latter. There are recessed spot lights and a 'kick' heater.

Landing

A large double glazed window overlooks the side of the property. There is a decorative light fitting and doors which open to all three bedrooms and the family bathroom.

Bedroom One 3.60 m x 3.30 m (11'10" x 10'10")

A good size double room with a double glazed window overlooking the front of the property and enjoying some lovely roof top countryside views. There is a chimney breast, a radiator and a decorative light fitting.

Bedroom Two 3.60 m x 2.84 m (11'10" x 9'4")

The second bedroom is also a double room offering extensive built in wardrobes. A double glazed window overlooks the rear garden. There is a radiator and a ceiling light point.

Bedroom Three 2.41 m x 0.00 m (7'11" x 0'0")

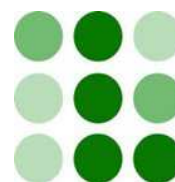
A single room with a double glazed window overlooking the front of the property. There is a tall built in wardrobe, a radiator and a decorative light fitting.

Bathroom

Fitted with a panel enclosed bath with mixer tap, separate shower enclosure, low level WC and a wall hung wash basin with mixer tap. There is an obscured rear facing double glazed window, a built in cupboard, recessed spot lighting and heated towel rail.

Outside

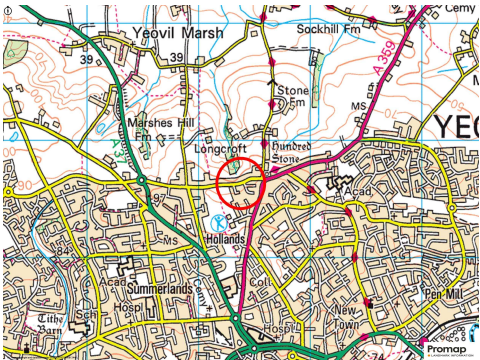
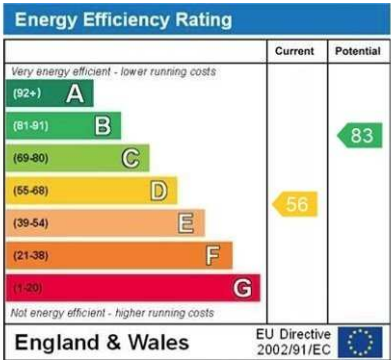
The property occupies a slightly elevated position with a long driveway leading to the single garage. There is an open plan front garden which is laid to lawn whilst to the rear there is a large patio perfect for al-fresco dining, an area of lawn and a decked area with gazebo above.



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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

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

Material Information applicable in all circumstances

- Council Tax Band - C
- Asking Price - Guide Price £280,000
- 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 -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
- Sewerage -Mains
- Heating -Gas Central Heating
- Broadband - Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advicefor-consumers/advice/ofcom-checker>.
- Mobile Signal/Coverage - Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>.
- Parking -Driveway & 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 building other than a dwarf wall or fence not exceeding 3 feet 6 inches in height should be erected between the building line shewn on the said plan and the road in front thereof. No building other than a private dwellinghouse with appropriate offices and outbuildings to be attached thereto and occupied therewith.
- 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 considered to be at Very Low Risk of River, Sea & 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) -D

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 19/01/26. 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.