

Combe Park, Yeovil, BA21 3BD

£390,000

ORCHARDS ESTATES

Orchards Estates are delighted to bring to the market this three-bedroom detached family home, offered with no onward chain. Occupying a desirable position within a quiet and popular cul-de-sac, the property offers spacious and versatile accommodation, including three well-proportioned bedrooms, generous living and dining spaces, ample off-road parking and a garage. The property would benefit from a programme of updating and modernisation, presenting an excellent opportunity for buyers to put their own stamp on the home and create a property tailored to their individual tastes and requirements. With its generous accommodation, practical features and potential to add value, this property is ideal for those seeking a home with scope for improvement and must be viewed to fully appreciate the opportunity on offer.

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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, the Octagon theatre 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 hours driving distance. Sporting activities include golf at Yeovil and Sherborne, fishing and dinghy sailing at Sutton Bingham Reservoir.

Approach

Situated on a desirable corner plot, the property benefits from a generous driveway providing ample off-road parking for multiple vehicles. A single garage offers valuable additional space for secure parking, storage or hobbies. Combined with its practical outdoor space and appealing position within a quiet and popular residential cul-de-sac, these features further enhance the convenience and potential of this well-proportioned family home.

Ground Floor

Upon entering the property, you are welcomed by an inviting entrance porch that opens into a spacious and welcoming hallway, setting the scene for the generous accommodation beyond. To the front, a well-proportioned lounge provides a comfortable space to relax, with a gas fire creating an attractive focal point. This flows seamlessly into the open-plan dining area, where large sliding patio doors bathe the space in natural light and provide a lovely connection to the rear garden, creating an ideal setting for both everyday family life and entertaining. The kitchen is fitted with a range of cupboards and worktops, offering a practical space with scope for updating to suit individual tastes and modern living. An inner hallway leads to a ground-floor shower room, comprising an electric shower, WC and wash basin with vanity unit, adding further convenience to the home's versatile layout.

First Floor

The first floor continues to impress, offering three well-proportioned bedrooms that provide versatile accommodation for families, guests or those seeking a dedicated home office. Completing the first-floor layout is the family bathroom, fitted with a beautifully preserved bathroom suite comprising a bath, WC, wash hand basin and bidet. With its flexible bedroom accommodation and practical family bathroom, the first floor offers a fantastic foundation for creating a comfortable home tailored to your own style and needs.

Outside

Outside, the property benefits from a generous rear garden offering plenty of scope to create a fantastic outdoor space. A patio area provides the perfect setting for al fresco dining, summer entertaining or simply relaxing in the fresh air, while a useful timber shed offers additional storage. Beyond the patio, a lower lawned area features established trees and shrubs, providing a mature backdrop and a sense of greenery and privacy. Although the garden would benefit from some attention and landscaping, it presents an exciting opportunity for the new owner to restore it to its full potential and



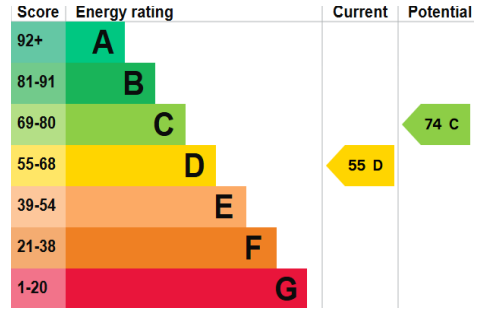




create a beautiful outdoor haven to enjoy throughout the seasons.

Material Information

- Freehold
- Built c.1960
- Council Tax - Band D
- EPC - D
- Services - Mains water, electric, gas and drainage
- Gas central heating
- Double glazed throughout, with the exception of the attic and garage
- Loft with lighting
- Off road parking and garage
- Broadband - Ultrafast available 10000mbps (Ofcom Broadband Checker)
- Flood Zone 1 - This property has very low risk of flooding from rivers and sea (Gov.uk)





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