Symonds & Sampson

14 Watercombe Lane

Yeovil, Somerset

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Yeovil
Somerset
BA20 2ED

3 1 2

- Desirable Residential Location
- Large Matuure Lawned Gardens
- Extensive Parking
- Spacious Throughout
- Much Extended
- Early Viewing Advised

Guide Price **£425,000**
Freehold

Yeovil Sales
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THE DWELLING
A spacious detached chalet bungalow which benefits from UPVC double glazing, gas central heating, coved ceilings, picture rails, extensive timber effect flooring, attractive timber doors with stainless steel door furniture and very large gardens to the rear.

ACCOMMODATION
A porch with a UPVC double-glazed entrance door leads to the reception hall, whilst to the front of the bungalow are three bedrooms, all being doubles. There is also a luxury bath/shower room with a white suite with "his and hers" hand basins and extensive wall tiling.

The sitting room has a central feature open fireplace, double-glazed French doors to the rear, and a wide archway leads to the dining room. This is a good-sized room having two double cupboards housing the gas boiler, doors to both the side and rear and also leads to the utility room.

This room has a Belfast sink with mixer tap, attractive timber effect worktops with grey doors, antique door furniture and French double-glazed doors to the rear garden.

Finally, on the ground floor is the kitchen with a comprehensive range of units with black marble effect worktops, white doors and stainless steel door furniture. Fitted appliances include a four-ring hob, oven and stainless steel hood, whilst there is a range of base units with drawers and cupboards under, wall cupboards, and floor tiling, outlook to the side and a staircase rising to the first floor.

Here you will find a very good-sized playroom/attic room with a lovely open aspect to the very large garden to the rear, and could be easily converted to bedroom 4 or any other further accommodation, subject to necessary planning permissions.

OUTSIDE
To the front of the property is a lawn with deep-stocked borders and a path, whilst there is gravelled parking for circa 3 vehicles, which leads to a timber gate and in turn leads to a further gravelled area.

To the rear, the garden is a really good size, comprising a patio, an abundance of mature trees, deep-stocked borders and a superb lodge with a UPVC double-glazed entrance door, light and power connected and a very attractive covered seating area.

From this area of garden, there is a hedge leading to a further area of lawn with a tree, a vegetable garden, a historical chicken run, etc. and beyond this is a further area of garden which is currently unkempt but does have a shed and greenhouse.

SITUATION
Yeovil offers a wide range of excellent shopping, business and cultural facilities; there are many supermarkets, schools from primary through to secondary and Yeovil College within easy reach. Regular bus services run within the town, also serving nearby villages and neighbouring towns. A mainline railway station will be found at Yeovil Junction, and good road links to the A30, A303 and A37 are all close by. The M5 junction 25 is approximately 20 miles away, and the South Coast is approximately 25 miles.

DIRECTIONS
What 3 words: ///range.sound.ends

SERVICES
Mains water, gas, electricity and drainage. Gas-fired central heating.

Broadband - Ultrafast broadband is available.
Mobile signal/coverage - There is mobile coverage in the area. Please refer to Ofcom's website for more details.

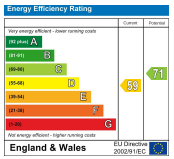
MATERIAL INFORMATION
Council Tax Band: D

Flood Risk: Very Low

Watercombe Lane, Yeovil

Approximate Area = 1292 sq ft / 120 sq m
Limited Use Area(s) = 73 sq ft / 6.7 sq m
Total = 1365 sq ft / 126.7 sq m
For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Symonds & Sampson. REF: 1480204

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