



## Property Location

This three-bedroom semi-detached family home is situated in the desirable Combe Park Cul-de-sac on the northern side of Yeovil. Within short driving distance of the town centre that offers plenty of shops, restaurants and a cinema amongst other amenities.

### 15 Combe Park, Yeovil, BA21 3BD

Approximate Gross Internal Area = 147.4 sq m / 1587 sq ft  
(Including Garage)



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1287575)



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

**Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

## Combe Park, Yeovil

Offers In Region Of £375,000



15 Combe Park  
Yeovil  
BA21 3BD

Key features:

- Three Bedroom Semi-Detached Home
- Desirable Residential Cul-De-Sac
- No Forward Chain
- Close To Town Centre
- Perfect Family Home
- Ground Floor W/C
- Single Garage
- Driveway Parking



Why you'll like it

This three-bedroom semi-detached property situated in the highly desirable Combe Park cul-de-sac in Yeovil features a living room, dining room, kitchen, cloakroom, three bedrooms, family bathroom, single garage, garden and driveway parking for two cars in tandem. In need of some modernisation throughout but would make the perfect family home. Scope for extension subject to relevant planning approval. Viewing is highly recommended.

ENTRANCE HALL: Upon entering the property through the multi-pane door, you are welcomed into a bright and airy entrance hall which provides access to the living room, dining room, kitchen and the stairs which rise ahead to the first floor. There is a storage cupboard providing ample space for coats and shoes as well as an understairs cupboard with a built-in concealed safe. The hall way has neutrally decorated walls and cream coloured carpet. One radiator.

LIVING ROOM 28' 2" x 11' 9" (8.6m x 3.6m) A spacious living room with a centrally positioned gas fireplace. The room has soft yellow-coloured walls and grey carpet. The living room features a large double-glazed window and door overlooking the rear garden. Wall mounted lighting. One radiator.

KITCHEN 21' 3" x 9' 2" (6.5m x 2.8m) A spacious kitchen has ample white cabinets and drawers with work surfaces and inset stainless steel basin and drainer. Integrated double electric oven with hob and cooker hood above, space for undercounter fridge and freezer. Space for dining table and chairs. Tiled splashguards and flooring. Double glazed window to the rear garden.

DINING ROOM 10' 5" x 11' 9" (3.2m x 3.6m) This good-sized dining room features a large double-glazed window to the front of the property. Neutral walls and cream coloured carpet. This room could also be utilised as a downstairs bedroom. One radiator.

CLOAKROOM 4' 3" x 2' 7" (1.3m x 0.8m) The downstairs cloakroom consists of a two-piece suite comprising of a pale pink w/c and hand basin. Partially tiled walls and an obscure double-glazed window. One radiator and Glow-Worm boiler.

STAIRS AND LANDING: The carpeted stairs rise to the first-floor landing which provides access to the three bedrooms, family bathroom, storage cupboard and loft hatch above. The landing has neutrally decorated walls and cream-coloured carpets. Double glazed window to the side of the property. White wooden banisters.

MASTER BEDROOM 14' 5" x 11' 9" (4.4m x 3.6m) A generously sized master bedroom with large double-glazed window to the front of the property and a built-in wardrobe. Neutral wallpaper decoration and cream coloured carpet. One radiator.

FAMILY BATHROOM 6' 6" x 6' 6" (2.0m x 2.0m) The family bathroom has a three-piece suite that comprises of a Pergamon coloured w/c, hand basin and bathtub. White tiled walls and green carpeted flooring. Obscure double-glazed window. Towel rail.

BEDROOM TWO 11' 9" x 11' 9" (3.6m x 3.6m) A double bedroom with a large storage cupboard and double-glazed window. Neutral walls and carpeted flooring. One radiator.

BEDROOM THREE 9' 2" x 8' 2" (2.8m x 2.5m) A single bedroom with a built-in wardrobe. Could be utilised as the perfect home office. Neutral walls and carpet. One radiator.

GARAGE 15' 8" x 7' 2" (4.8m x 2.2m) An attached single garage with an up-and-over style door and rear access to the kitchen and garden. Electrical outlets.

OUTSIDE: To the front of property is driveway parking for two cars in tandem and leads to the single garage. Front lawn space with shrubbery and walled borders. To the rear of the property is a private and enclosed garden that is laid to lawn with paved path leading to the garden shed. A mixture of shrubbery and some raised bed borders.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	74 C
39-54	E		
21-38	F		
1-20	G		

