



Symonds
& Sampson

5 Combe Park
Yeovil, Somerset

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Yeovil
Somerset
BA21 3BD



- Stunning Semi Detached Home
 - Much Extended
 - Desirable Cul De Sac
 - Very Good Size Garden
 - Extensive Parking and Garage
- Superb Kitchen/Dining/Breakfast Room

Guide Price **£425,000**

Freehold

Yeovil Sales
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THE DWELLING

A fantastic and much extended semi-detached property benefitting from UPVC double glazing, gas central heating, large gardens and has had solar panels installed circa 3 years ago.

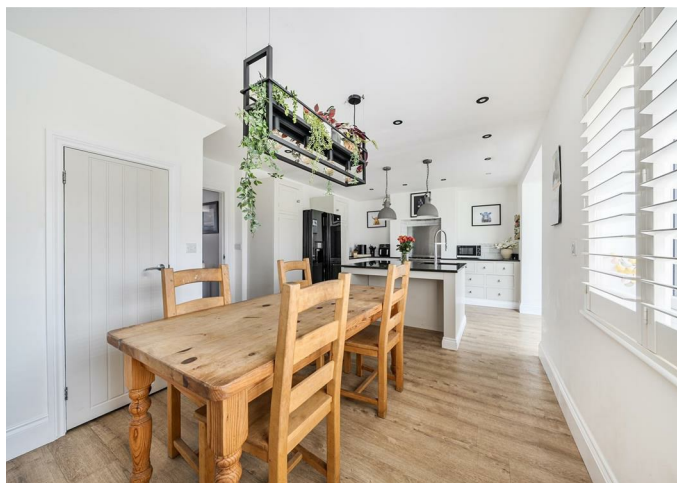
The property, which lies in a cul-de-sac, represents a very rare opportunity to acquire such a home; therefore, an early viewing is advised.

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: [///empire.scars.moves](http://www.empire.scars.moves)





ACCOMMODATION

A storm porch has a UPVC entrance door with a side screen leading to the reception hall, having a staircase rising to the first floor, attractive timber effect flooring and a storage cupboard.

The sitting room is a good size, having a bay window overlooking the front of the property, whilst also having a timber-effect floor, a wood burner with an attractive timber beam over.

The kitchen/dining/breakfast room is very much the "heart

of the home", and has a comprehensive range of units with marble effect worktops, cream door and stainless steel door furniture.

Fitted appliances include a five ring range with stainless steel splashback and hood, whilst there is a number of worktops with drawers and cupboards under, two larder cupboards and an island unit with stainless steel sink and mixer tap, plumbing for dishwasher and a breakfast bar.

The superb living room is of extensive UPVC double-glazed construction with recently fitted high-quality

window blinds, with a door to the rear.

Finally, on the ground floor is a utility room with a Belfast sink with mixer tap, a door to the rear and a cloakroom with a white suite.

On the first floor is a good-sized landing, a super master bedroom with two double wardrobes and benefits from an en suite fitted with a contemporary white suite with double shower cubicle, whilst there are two further double bedrooms, with the smallest being dual aspect, and having timber stairs to the roof space.



Finally, on the first floor is a luxury family bathroom fitted with a white suite, having an attractive oval free-standing bath, timber panel to dado height and being triple aspect.

Please note that the property was originally constructed as a four-bedroom property and, if required, could be converted back as such.

OUTSIDE

At the front is a shared driveway with parking for 4/5 vehicles, which leads to the garage with an up and over door, personal door, light and power connected, whilst twin

doors lead to the garden.

The rear garden is a very good size with large lawns, a super pond with a water feature, a number of sheds, a patio, a tap, and is enclosed by lap panel fencing.

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: C

Flood Risk: Very Low

Energy Efficiency Rating		Current	Potential
Minimum Energy Efficiency Standard (MEES) - lower ranking costs			
F10 (A)	B3	79	85
F9 (A)	B2		
F8 (A)	B1		
F7 (A)	B		
F6 (A)	C		
F5 (A)	D		
F4 (A)	E		
F3 (A)	F		
F2 (A)	G		
F1 (A)	H		
F0 (A)	I		
Minimum Energy Efficiency Standard (MEES) - higher ranking costs			
England & Wales			
EPC Guidance 2020/18/REG			

Combe Park, Yeovil

Approximate Area = 1414 sq ft / 131.3 sq m
 Garage = 181 sq ft / 16.8 sq m
 Total = 1595 sq ft / 148.1 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2026. Produced for Symonds & Sampson. REF: 1446508



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