

24, Combe Street Lane

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, Yeovil, BA21 3PD

Hospital and College 3/4 of a mile. Town centre 1 mile. Sherborne 6 miles.

An individually designed three bedroom detached house dating from the mid 1960's, in need of modernisation, but enjoying an enviable position within this popular edge of town location. EPC Band G

- Sought after location
- Split Level Accommodation
- Spacious Sitting Room
- Driveway and Carport
- Freehold
- Three Bedroom House for Modernisation
- Kitchen/Dining Room
- Three Bedrooms and Bathroom
- Front and Rear Gardens
- Council Tax Band D

Guide Price £250,000







SITUATION

This individually designed home enjoys a sought-after position on the northern outskirts of Yeovil, conveniently located within easy walking distance of a convenience store. Yeovil College and Yeovil District Hospital are both within approximately three-quarters of a mile, while the town centre lies around one mile away, offering an excellent range of shopping, leisure, educational and recreational facilities. The town also benefits from a mainline railway station providing services to Exeter and London Waterloo, making it well placed for both local amenities and commuting.

DESCRIPTION

24 Combe Street Lane centres on an individually designed three-bedroom detached house, originally built in the 1960s. Offered to the open market for the first time, the property presents an exciting opportunity for purchasers to renovate and modernise to their own taste and specification. The intriguing split-level design offers excellent scope and potential, creating a home of considerable charm.

Enjoying a desirable position, the property is set well back from the road and approached via a sloping concrete driveway leading to a substantial carport. The house is complemented by generous gardens to both the front and rear, enclosed by neatly clipped hedgerows that provide a high degree of privacy and seclusion.

ACCOMMODATION

From the carport, a uPVC door opens into the entrance hall, where an attractive split-level open-tread staircase rises to the first-floor landing and descends to the lower ground floor sitting room. Leading off the hall is the kitchen/dining room, fitted with its original range of units comprising a double-drainer stainless steel sink with taps, cupboards and drawers beneath, and a concealed Heatrae Sadia water heater. A range of matching floor and wall-mounted cupboards and drawers provides good storage, together with space for an electric cooker. A uPVC window overlooks the front garden, whilst a matching glazed door provides side access. Further worktops with shelving above lead through to the dining area, which enjoys a front-facing uPVC window and a useful built-in storage cupboard.

The impressive sitting room occupies the lower ground floor and is a particularly striking feature of the property, enjoying direct access to the rear garden through double-glazed patio doors. The room benefits from a vaulted timber-clad ceiling with exposed beams, creating a wonderful sense of space, together with a night storage heater.

A half-landing features a side-facing window, with the open-tread staircase continuing to the first-floor accommodation. The landing includes a useful storage cupboard and hatch access to the roof void.

Bedroom One is a light and airy double room enjoying pleasant views from two aspects. Bedroom Two also benefits from dual-aspect views, including attractive countryside outlooks, together with an obscure glazed panel overlooking the sitting room. The room is fitted with a built-in wardrobe, further wardrobes, a dressing table and cupboards above. Bedroom Three is a single bedroom with a front-facing window. The bathroom retains an appealing retro style and is fitted with a coloured suite comprising an enamelled bath, pedestal wash hand basin and low-level WC, together with a rear-facing window providing natural light and ventilation.

OUTSIDE

The property is approached via a sloping concrete driveway leading to a substantial carport, which benefits from an adjoining storage area and glazed French doors to the rear. Adjacent to the driveway is a generous garden area which is currently overgrown yet offers considerable potential for landscaping and enhancement. The grounds are enclosed by a variety of mature hedgerows, including Beech, Laurel and Privet, providing a good degree of privacy.

A pathway extends around the side of the house, where there is a useful garden shed and steps rising to a side porch entrance. The rear garden is similarly well screened by established Privet, Laurel and Holly hedging, creating a private outdoor environment. A large paved sun terrace, complete with retaining wall, provides an excellent space for outdoor seating and entertaining, whilst a selection of mature trees adds further interest to the garden.

In all, the property extends to approximately 0.19 acres, offering generous outside space with scope for improvement and enjoyment.

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SERVICES

Mains water and electricity are connected.
Night storage heating.
Broadband: Standard, Superfast and Ultrafast (ofcom)
Mobile Coverage: EE, Three, O2 and Vodafone (ofcom)
Flood Risk Status: Very low risk (environment agency)

VIEWINGS

Strictly by appointment through the vendors selling agents. Stags Yeovil office, telephone 01935 475000

DIRECTIONS

Whate3words///hangs.curving.crunch
From the centre of town at the hospital roundabout head north toward college roundabout. Take the 3rd exit onto Mudford Road and continue up the hill and on the sharp right hand bend, turn left onto Combe Street Lane. No 24 will be seen on the right hand side, clearly identified by our For Sale board.



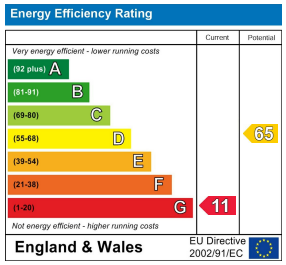




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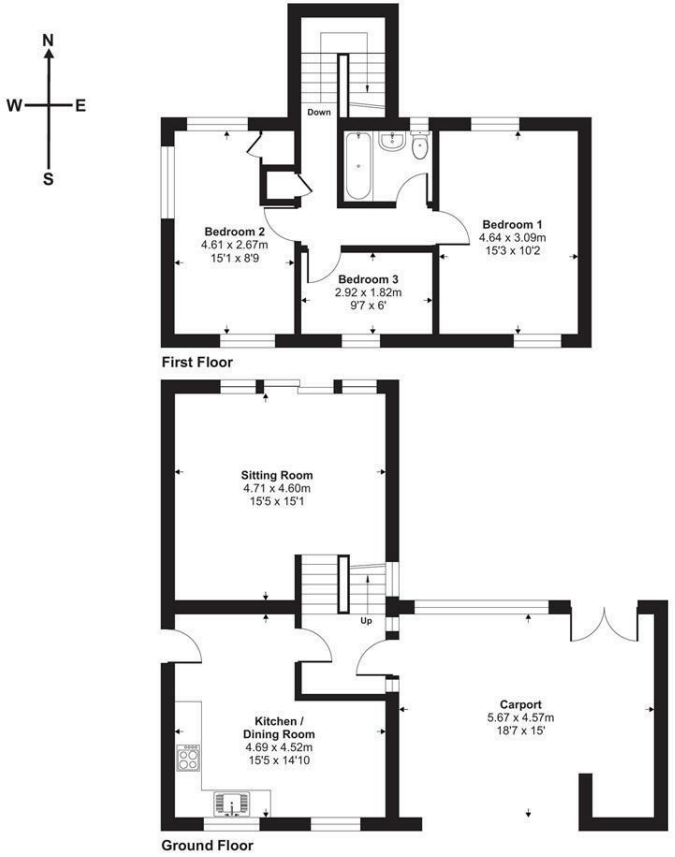
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Approximate Area = 964 sq ft / 89.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1529781