

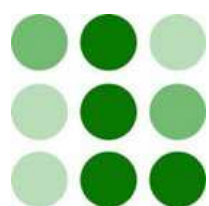


Combe Park, Yeovil, Somerset, BA21 3BE

Guide Price £365,000

Freehold

A well proportioned and very well presented extended three bedroom, two reception room semi-detached family home set in this popular residential location. The home also benefits from gas central heating, UPVC double glazing, cloakroom, utility room, lovely garden room, versatile loft space with en-suite facilities in place, enclosed rear garden, garage and off road parking for multiple vehicles.

 **LACEYS**
YEOVIL LTD



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64 Combe Park, Yeovil, Somerset, BA21 3BE

- A Well Proportioned Extended Three Bedroom Semi-Detached Family Home
- Very Well Presented Throughout
- Two Reception Rooms
- Popular Residential Location
- Gas Central Heating & UPVC Double Glazing
- Utility Room & Cloakroom
- Lovely Garden Room
- Versatile Loft Space with En-Suite Facilities
- Enclosed Rear Garden
- Garage & Off Road Parking For Multiple Vehicles



An internal inspection is highly recommended in order to fully appreciate the extent of accommodation on offer. Such an appointment may be arranged through the **Sole Agents** on **01935 425 115**.

Accommodation Comprises

UPVC double glazed front door to the Entrance Hall.

Entrance Hall

Radiator. Phone point. Laminate flooring. Built in understairs cupboard. Understairs recess with a UPVC frosted double glazed Port style window in situ. Coved ceiling. Stairs up to the Landing. UPVC double glazed window, side aspect. Doors to the Lounge, Dining Room & Kitchen.

Lounge 4.17 m x 3.84 m (13'8" x 12'7")

Built in fireplace with a gas fire in situ. TV point. Radiator. Coved ceiling. UPVC double glazed window, front aspect.

Dining Room 4.09 m x 3.45 m (13'5" x 11'4")

Radiator. Recessed focal point. Dado rail. Coved ceiling. Glazed double opening doors through to the Garden Room.

Kitchen 5.69 m x 2.36 m (18'8" x 7'9")

Well fitted Kitchen comprising inset circular stainless steel drainer & sink unit, mixer tap, tiled surround and rolltop worksurface with a good range of cupboards & drawers below. Recess for a Rangemaster, extractor hood above. Integrated fridge. Recess for dishwasher, plumbing in place. Space for an upright fridge/freezer. Wall mounted cupboards. Radiator. Inset ceiling spotlights. Velux skylight. Two double glazed windows, one side aspect & one internal rear aspect. Tiled floor. Archway through to the Garden Room.

Garden Room 4.26 m x 3.43 m (14'0" x 11'3")

Radiator. Tiled floor. UPVC double glazed bi-fold doors to the Rear Garden. Frosted UPVC double glazed door to the Utility Room.

Utility Room

Built in worktop surface with cupboards below. Recess for washing machine, plumbing in place. Tiled floor. Inset ceiling spotlights. UPVC double glazed window, rear aspect. Concertina door to the Cloakroom.

Cloakroom

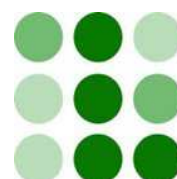
Comprising low flush WC. Wall mounted mini vanity unit. Tiled floor. Wall mounted Ideal Logic boiler. Inset ceiling spotlights. Frosted UPVC double glazed window, side aspect.

Landing

Built in airing cupboard which houses the hot water tank. Coved ceiling. UPVC double glazed window, side aspect. Wooden steps up to the Loft Space. Doors to all Three Bedrooms & the Bathroom.

Bedroom One 4.14 m x 3.25 m (13'7" x 10'8")

Range of built in wardrobes with mirror fronted sliding doors. Radiator. Coved ceiling. UPVC double glazed window, front aspect.



Bedroom Two 4.06 m x 3.84 m (13'4" x 12'7")

Range of built in wardrobes with sliding doors. Radiator. Coved ceiling. UPVC double glazed window, rear aspect.

Bedroom Three 2.97 m x 2.64 m (9'9" x 8'8")

Radiator. Coved ceiling. Two UPVC double glazed windows, front & side aspects.

Bathroom 2.11 m x 1.98 m (6'11" x 6'6")

White suite comprising bath with mixer tap shower attachment, wall mounted shower with oversized head, tiled surround. Coupled wash basin and low flush WC. Heated towel rail. Vinyl flooring. Tiled walls. Frosted UPVC double glazed window, rear aspect.

Loft Space 4.39 m x 3.63 m (14'5" x 11'11")

A very versatile & handy additional space. Radiator. Velux window, rear aspect. Door to En-Suite.

Loft Space En-Suite

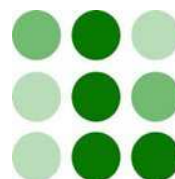
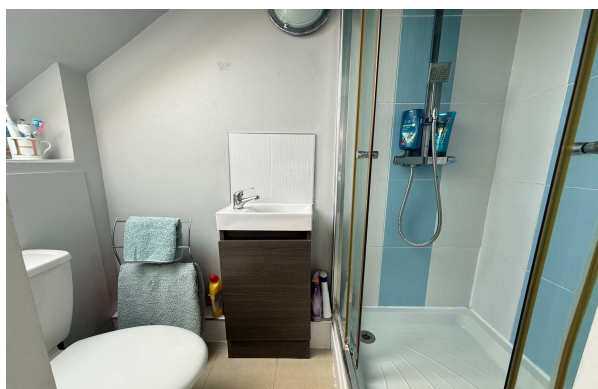
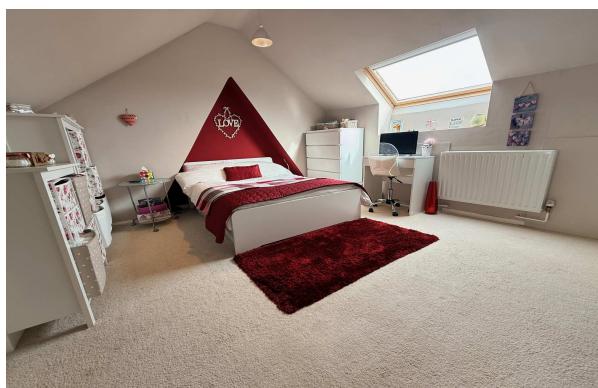
Comprising corner shower cubicle with a wall mounted shower, over sized head, tiled surround. Vanity unit. Low flush WC. Extractor fan. Vinyl flooring. Velux window, rear aspect.

Outside

To the rear of the home there is a lovely enclosed Rear Garden comprising a paved patio area, with flower borders in situ. Nice sized lawn section. Further paved patio area. Gravelled seating area with a timber Summerhouse in situ. In the top corner there is a further patio area which is undercover. Timber garden shed, greenhouse also in situ. The garden is bounded by walling & fencing with a timber gate providing side access from the drive. UPVC double glazed door provides side access to the **Garage 5.13m (16'10") x 2.50m (8'2")**..

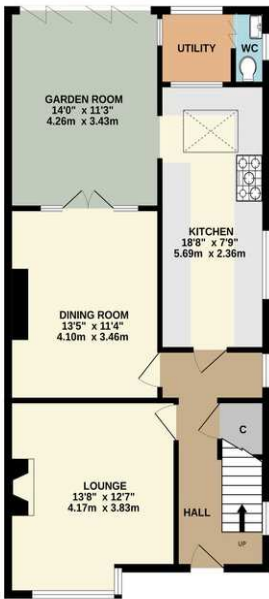
To the front of the home there is a paved drive which also leads down the side of the home and provides off road parking for potentially up to 5-6 vehicles, also provides access to the Garage.

There are also a selection of plants & shrubs in situ. The front area is bounded by walling & fencing. Steps up to the front door. Outside light.

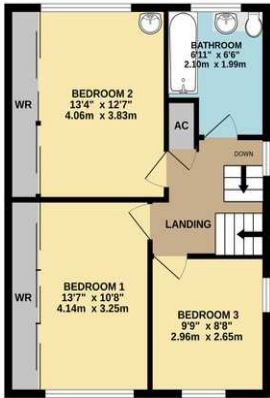


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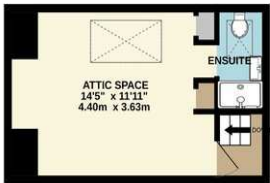
GROUND FLOOR
901 sq.ft. (83.7 sq.m.) approx.



1ST FLOOR
525 sq.ft. (48.8 sq.m.) approx.

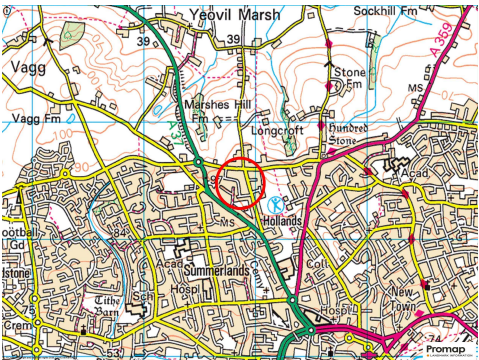
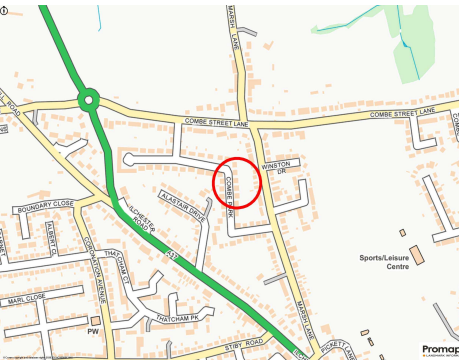
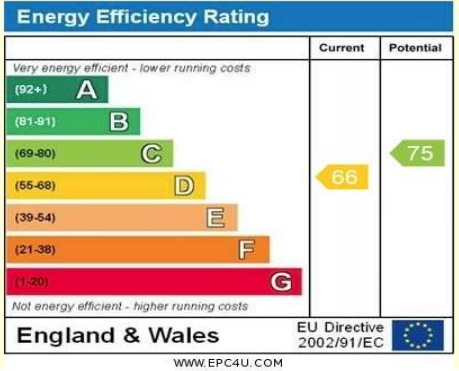


2ND FLOOR
221 sq.ft. (20.5 sq.m.) approx.



TOTAL FLOOR AREA: 1647 sq.ft. (153.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Material Information

Material Information in compliance with the Digital Markets, Competition and Consumers Act 2024.

Material Information applicable in all circumstances

- *Council Tax Band* - C
- *Asking Price* - Guide Price £365,000
- *Tenure* - Freehold
- *Stamp Duty Land Tax (SDLT)* - may be payable to HMRC in addition to the purchase price, depending on the purchaser's circumstances - please visit HMRC's SDLT Calculator. <https://www.tax.service.gove.uk/calculate-stamp-duty-land-tax>
- *Other fees/Disbursements payable* - Conveyancer's will change legal fees together with other costs, which could include fees for Land Registration, Telegraphic Transfer, Anti-Money Laundering, various Searches, completion of SDLT return, and lender's transaction fees (non-exhaustive list) - please seek confirmation from your Conveyancer prior to a commitment to purchase.

Material Information to assist making informed decisions

- *Property Type* - 3 Bedroom Semi-Detached House
- *Property Construction* - Traditional
- *Number And Types Of Rooms* - See Details and Plan, all measurements being maximum dimensions provided between internal walls.
- *Electricity Supply* - Mains
- *Water Supply* - Mains
- *Sewerage* - Mains
- *Heating* - Gas Central Heating, Ideal Logic boiler located in the Cloakroom, hot water tank located in the airing cupboard on the Landing.
- *Broadband* - Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/adviceforconsumers/advice/ofcom-checker>.
- *Mobile Signal/Coverage* - Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>
- *Parking* - Garage & Driveway

Material Information that may or may not apply

- *Building Safety* - On enquiry of Vendor, we're not aware of any Building Safety issues. However, we would recommend purchaser's engage the services of a Chartered Surveyor to confirm.
- *Restrictions* - We'd recommend you review the Title/deeds of the property with your solicitor. Restricted Covenants include;- No trade or business to be carried out on the premises. To be used as a private dwellinghouse only. *More covenants in place refer to your solicitor.
- *Rights and Easements* - We're not aware of any significant/material rights, but we'd recommend you review the Title/deeds of the property with your solicitor.
- *Flood Risk* - Current Flood Risk - According to the Environment Agency's website, the property is in an area at a VERY LOW RISK from River/Sea and Surface Water flooding (defined as the chance of flooding each year as less than 0.1%). For detailed checks please visit the 'Long Term Flood Risk' on the government website.
- *Coastal Erosion Risk* - N/A
- *Planning Permission* - No records on the Local Authority's website directly affecting the subject property.
- *Accessibility/ Adaptations* - N/A
- *Coalfield Or Mining Area* - N/A

Energy Performance Certificate (EPC Rating) - D

Other Disclosures

No other Material disclosures have been made by the Vendor.

This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor, on the 04/08/2026. However, such information could change after compilation of the data, so Laceys cannot be held liable for any changes post compilation or any accidental errors or omissions. Furthermore, Laceys are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.