



Watercombe Heights, Yeovil, Somerset,  
BA20 2TQ

Guide Price £420,000

Freehold

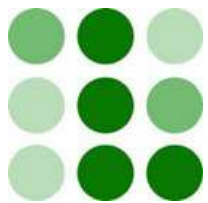
**A well presented four bedroom, two reception room detached family home set in a tucked away position in this popular residential location. The home benefits from gas central heating, UPVC double glazing, conservatory, utility room, cloakroom, en-suite to the main bedroom, enclosed rear garden, garage and off road parking for two vehicles.**

 **LACEYS  
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## 19 Watercombe Heights, Yeovil, Somerset, BA20 2TQ



- A Well Presented Four Bedroom Detached Family Home
- Two Reception Rooms
- Tucked Away Position, Popular Location
- Enclosed Rear Garden
- Conservatory
- Gas Central Heating
- UPVC Double Glazing
- En-Suite To Main Bedroom
- Utility & Cloakroom
- Garage & Off Road Parking

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**

Frosted UPVC double glazed front door to the Entrance Hall.

### **Entrance Hall**

Radiator. Built in understairs cupboard. Coved ceiling. Stairs up to the Landing. Doors to the Lounge & Kitchen.

### **Lounge 4.06 m x 3.48 m (13'4" x 11'5")**

Built in fireplace with a Woodburner in situ. Radiator. TV point. Dado rail. Phone point. Coved ceiling. Laminate flooring. UPVC double glazed window, front aspect with a recessed windowsill. Door to the Dining Room.

### **Dining Room 2.85 m x 2.45 m (9'4" x 8'0")**

Radiator. Dado rail. Coved ceiling. Laminate flooring. UPVC double glazed, double opening doors to the Conservatory.

### **Conservatory 3.10 m x 1.98 m (10'2" x 6'6")**

Radiator. Laminate flooring. UPVC double glazed door to the raised decking area.

### **Kitchen 3.48 m x 3.23 m (11'5" x 10'7")**

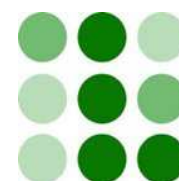
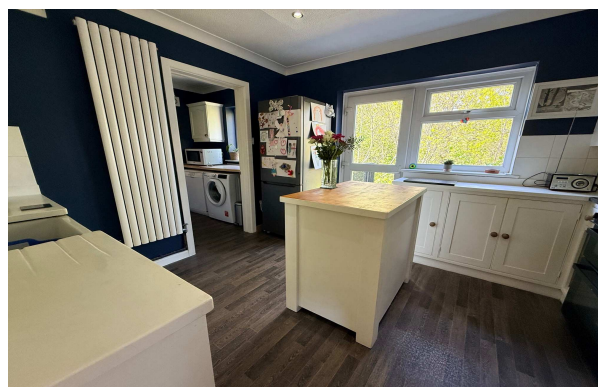
Comprising inset Belfast sink with mixer tap, tiled surround and rolltop worksurfaces with cupboards & drawers below. Recess for cooker, extractor hood above. Space for an upright fridge/freezer. Wall mounted cupboards. Upright radiator. Coved ceiling. Inset ceiling spotlights. Vinyl flooring. UPVC double glazed window, rear aspect. Door to the Utility Room.

### **Utility Room 2.67 m x 1.70 m (8'9" x 5'7")**

Rolltop worksurface with space below for a washing machine, plumbing in place and a tumble dryer. Radiator. Wall mounted cupboards. Extractor fan. Vinyl flooring. Coved ceiling. UPVC double glazed window, rear aspect. Frosted UPVC double glazed door to Outside. Door to the Cloakroom.

### **Cloakroom**

Comprising low flush WC. Wall mounted wash basin. Radiator. Vinyl flooring. Coved ceiling. Frosted UPVC double glazed window, side aspect.

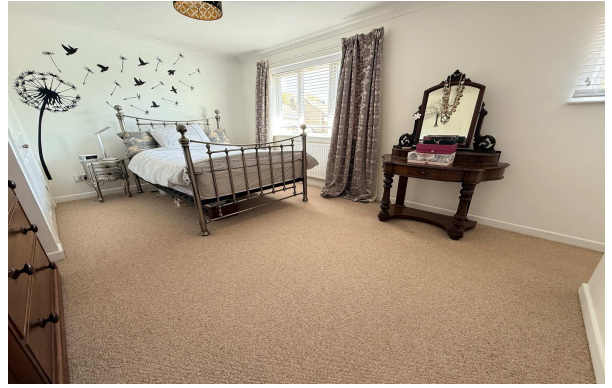


## Landing

Built in airing cupboard which houses the hot water tank. Hatch to loft space. Coved ceiling. Doors to all four Bedrooms & the Family Bathroom.

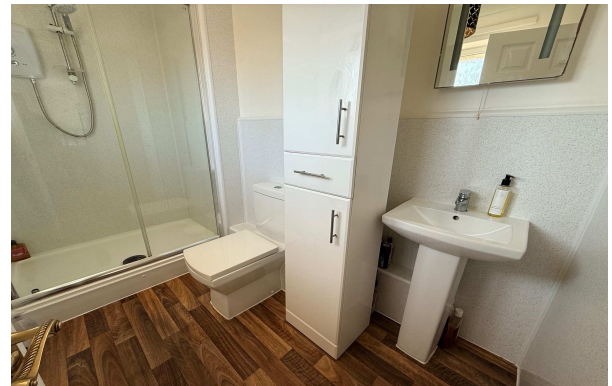
## Bedroom One 4.52 m x 3.45 m (14'10" x 11'4")

Built in double fronted wardrobe. Radiator. Coved ceiling. TV point. Two UPVC double glazed windows, both front aspects. Door to the En-Suite.



## En-Suite Shower Room 2.92 m x 1.37 m (9'7" x 4'6")

Comprising double width shower cubicle with a wall mounted Triton T80 electric shower in situ, panelled surround. Pedestal wash basin. Low flush WC. Extractor fan. Radiator. Vinyl flooring. Coved ceiling. Frosted UPVC double glazed window, front aspect.



## Bedroom Two 3.10 m x 2.82 m (10'2" x 9'3")

Radiator. Coved ceiling. UPVC double glazed window, rear aspect.

## Bedroom Three 3.04 m x 2.67 m (10'0" x 8'9")

Radiator. Coved ceiling. UPVC double glazed window, rear aspect.

## Bedroom Four 2.62 m x 2.03 m (8'7" x 6'8")

Radiator. Phone point. Coved ceiling. UPVC double glazed window, rear aspect.

## Family Bathroom 1.98 m x 1.45 m (6'6" x 4'9")

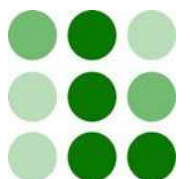
White suite comprising bath with tiled surround. Pedestal wash basin. Low flush WC. Heated towel rail. Vinyl flooring. Extractor fan. Coved ceiling. Frosted UPVC double glazed window, side aspect



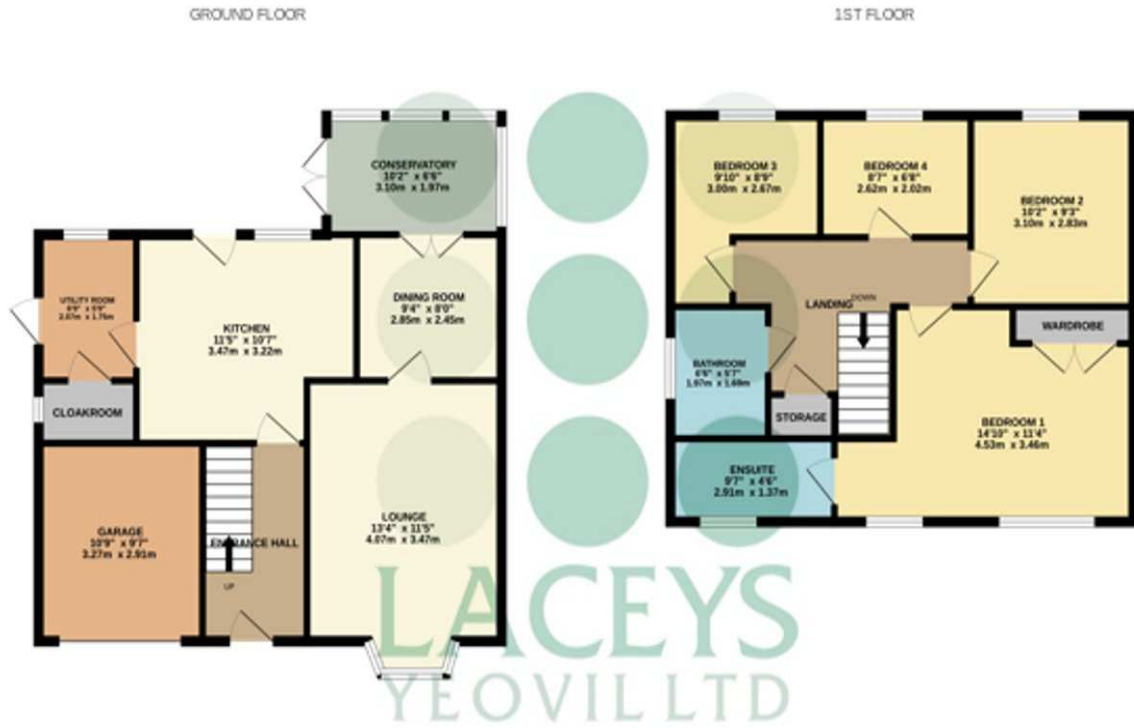
## Outside

To the rear of the home there is a lovely tiered enclosed garden, the top tier is laid with chippings and has a range of flowers, plants & shrubs in situ. Paved path and steps lead down to the lower tier which again is well stocked. The garden area is bounded by fencing and enjoys a good degree of privacy. To the top there is a raised decking area which is reached via the Conservatory & Kitchen.

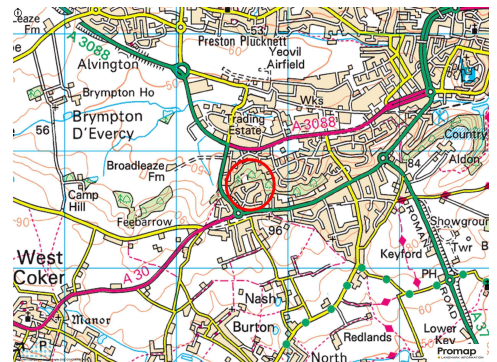
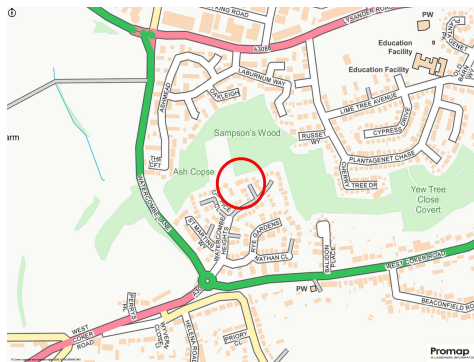
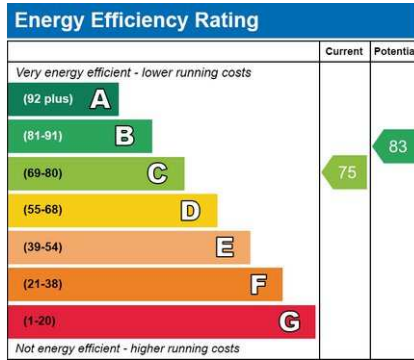
To the front there is a lawn area. Tarmac drive provides off road parking and access to the Garage - Up & over door, power & lighting in situ, Worcester boiler in situ. Paved path to the side of the house where an Iron gate provides access to the Rear Garden.



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Whilst every attempt has been made to ensure the accuracy of the floorplans 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.  
Made with letroplan 6/2020



**Please Note**

No tests have been undertaken of any of the services and any intending purchasers/tenants should satisfy themselves in this regard. Laceys Yeovil Ltd for themselves and for the vendor/landlord of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Lacey's or the vendor/landlord, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (iv) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor/landlord does not make or give either Lacey's or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.

**Photographs/Floor Plans**

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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* - E
- *Asking Price* - Guide Price £420,000
- *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.gov.uk/calculate-stamp-duty-land-tax>
- *Other fees/Disbursements payable* - Conveyancer's will charge 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* - 4 Bedroom 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 on a meter.
- *Sewerage* - Mains
- *Heating* - Gas Central Heating, Worcester boiler located in the Garage, hot water tank located in the airing cupboard on the Landing. Woodburner in the Lounge.
- *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;- The Property to be used only as a private dwelling. No trade or business shall be carried out upon the Property. Not to keep any pigs, poultry, sheep or cattle upon the Property. \*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) - C

## **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 23/04/2026. 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.