





**Towers  
Wills**

Town & Country

**40a Combe Street Lane, Yeovil, Somerset, BA21 3PE**

**£475,000**

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Towers Wills are delighted to bring to the market this attractive and well-proportioned detached family home, occupying a sought-after position within one of Yeovil's most desirable residential locations, Combe Street Lane. Set back from the road and enjoying an elevated position, this wonderful home boasts spectacular far-reaching 180-degree views stretching across the surrounding countryside towards the Mendips and as far as Glastonbury, a truly outstanding feature that sets this property apart.

Having been lovingly maintained and exceptionally well cared for by the current owners, the property offers spacious and well-balanced accommodation throughout, perfectly suited to modern family living.

- \*Detached Family Home**
- \*Countryside Views**
- \*Four Bedrooms**
- \*Sought After Location**
- \*Large Rear Garden**
- \*Driveway & Carport**
- \*Early Viewing Highly Recommended**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	62 D
39-54	E		
21-38	F		
1-20	G		



### **Accommodation:**

The ground floor comprises a welcoming entrance hall, a comfortable lounge with sliding patio doors opening directly onto the rear terrace and garden, creating an ideal space for both relaxation and entertaining. The lounge leads through to a generous dining room, which in turn provides access to the well-appointed kitchen. Fitted with a range of units and integrated appliances including an under-counter fridge, dishwasher, double electric oven and electric hob, the kitchen is both practical and functional. Beyond the kitchen is a useful utility room, downstairs WC and a pedestrian door providing access to the carport and driveway.

To the first floor are four bedrooms, comprising three excellent double bedrooms and a fourth room currently utilised as a study/home office. The accommodation is served by a family bathroom together with an additional shower room, offering convenience for busy family life.





**Outside:**

Externally, the property truly excels. The delightful rear garden enjoys a sunny aspect and makes the most of the breathtaking views, with two separate seating areas providing the perfect vantage points from which to enjoy the surrounding landscape. The remainder of the garden is laid predominantly to lawn, whilst at the lower end there is space suitable for a small allotment together with a charming summerhouse, ideal for unwinding and enjoying the warmer months.

To the front, ample driveway parking is available for several vehicles, together with a useful store providing excellent additional storage.

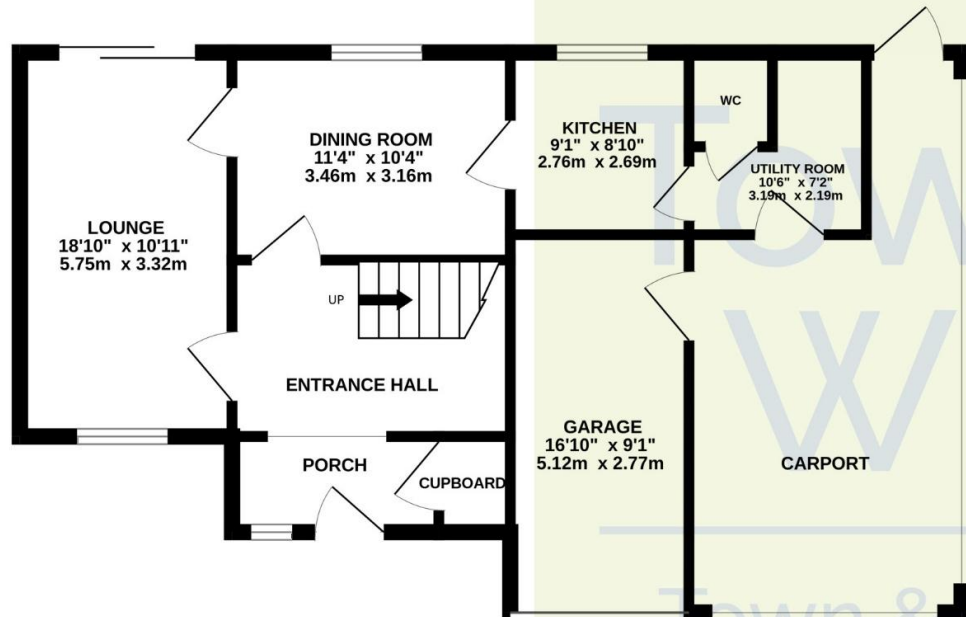
Further benefits include owned solar panels, which generate a healthy supplementary income for the current owners whilst also helping to reduce day-to-day utility costs.

An internal viewing is strongly recommended to fully appreciate the spacious accommodation, stunning outlook and highly desirable location offered by this exceptional family home.

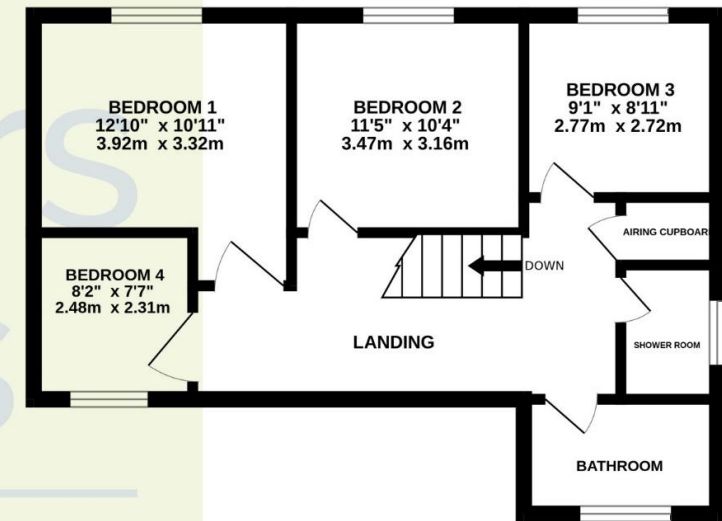




## GROUND FLOOR



## 1ST FLOOR



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