



**Connells**

Long Hazel Mead  
Sparkford Yeovil

# Long Hazel Mead Sparkford Yeovil BA22 7FP

for sale fixed price  
**£230,000**



## Property Description

Heylo Housing Association have advised that they would be prepared to staircase a purchase transaction to enable 100% Freehold ownership on completion. This would mean that any potential purchaser would buy the vendors 60% share plus the remaining 40% share of the property from Heylo Housing Association. The advertised price is for the 100% Freehold. Your conveyancer will advise with regard to the timescales involved and you should satisfy yourself in regard to lending ability.

## Entrance Hall

Door leading to the front of the property.

## Cloakroom

Downstairs cloakroom with wash hand basin, W/C and a radiator.

## Lounge/Diner

15' 7" into recess x 14' 3" max (4.75m into recess x 4.34m max)

A lounge/diner with French doors leading to the garden with double glazed window also giving outlooks across the rear of the property, radiator and under stair storage cupboard.

## Kitchen

12' x 7' (3.66m x 2.13m)

Fitted kitchen with a range of wall and base units, double glazed window to the front, space for a washing machine, electric oven and hob with cooker hood over, 1 1/2 stainless steel sink/drainers, integrated fridge/freezer, radiator and spotlights.



## Landing

Landing with access to the loft.

## Bedroom One

14' 4" x 10' 4" (4.37m x 3.15m)

Bedroom one benefits from two double glazed windows giving views to the rear of the property, two radiators and a storage cupboard.

## Bedroom Two

10' 1" Max x 14' 5" Into recess (3.07m Max x 4.39m Into recess)

Bedroom two features two double glazed windows to the front of the property and two radiators.

## Bathroom

Bathroom featuring bath with mixer tap and shower over, radiator, shaver point, W/C and wash hand basin.



## Outside

## Rear Garden

Low maintenance and enclosed with fencing with a patio pebbled area, shed and gate to the rear for access.

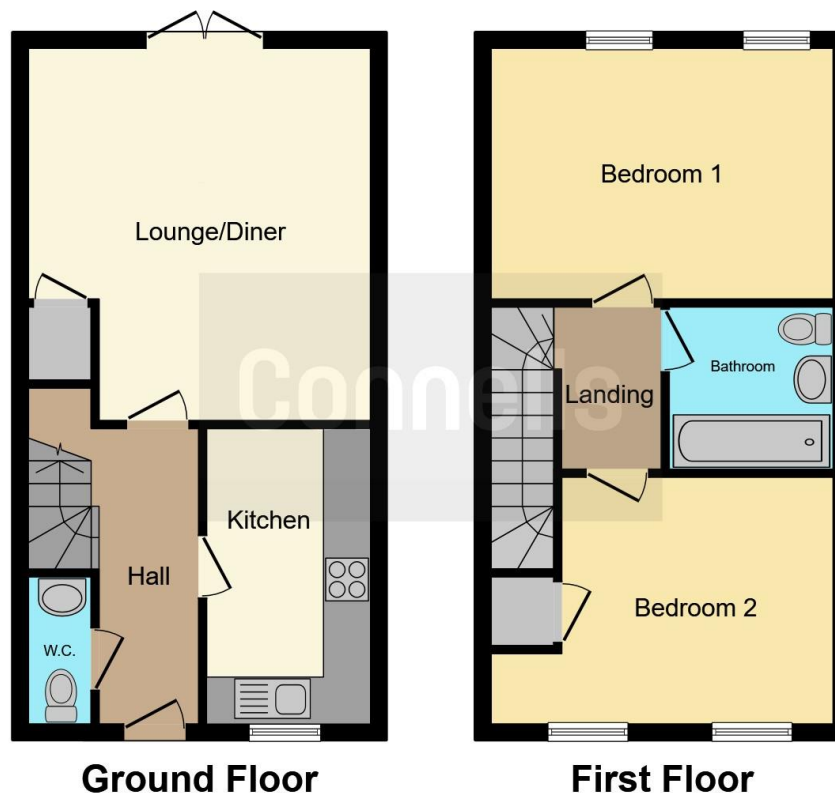
## Parking

Allocated parking.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01935 431 129**  
**E [yeovil@connells.co.uk](mailto:yeovil@connells.co.uk)**

1-3 Princes Street  
 YEOVIL BA20 1EW

EPC Rating: B

Council Tax  
 Band: C

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/YOV313944](http://connells.co.uk/Property/YOV313944)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 30 Nov 2022. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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