



Mudford Road, Yeovil, BA21 4AL

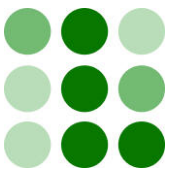
Offers Over £300,000
FREEHOLD

A well proportioned three bedroom, two reception room detached family home set in this popular residential area, the home does require some general updating. The home benefits from gas central heating, double glazing, lovely conservatory, enclosed good-sized rear garden, garage and off road parking. No Onward Chain.

 **LACEYS**
YEOVIL LTD



12-14 Hendford, Yeovil, Somerset BA20 1TE
Tel: 01935 425115 Email: info@laceysyeovil.co.uk



122 Mudford Road, Yeovil, BA21 4AL



- A Well Proportioned Three Bedroom Detached Family Home
- Two Reception Rooms
- General Updating Required
- Popular Residential Location
- Lovely Conservatory
- Good-Sized Enclosed Rear Garden
- Gas Central Heating & Double Glazing
- Garage and Off Road Parking
- No Onward Chain

www.rightmove.co.uk
www.primelocation.com
www.zoopla.co.uk

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 425115**.

ACCOMMODATION

The **ACCOMMODATION** comprises:

Frosted Upvc double glazed front door to:

Entrance Hall

Radiator. Telephone point. Understair recess. Laminate flooring. Coved ceiling. Stairs to landing. Doors to lounge, dining room and kitchen.

Lounge 3.77m (12'4") x 3.43m (11'3")

Built in marble fireplace. Two radiators. Laminate flooring. Coved ceiling. Tv point. Upvc double glazed window with front aspect.

Dining Room 3.50m (11'6") x 3.41m (11'2")

Built in fireplace with tiled hearth and wooden mantle over. Arched alcoves. Radiator. Coved ceiling. Throughway to:

Conservatory 4.18m (13'9") x 2.88m (9'5")

Radiator. Upvc double glazed double opening doors to rear garden.

Kitchen 3.52m (11'7") x 2.15m (7'1")

Comprising inset stainless steel, single drainer, single sink unit with mixer tap, tiled surround and rolled top worksurfaces with cupboards and drawers below. Built in oven and hob. Extractor hood over. Recess for dishwasher with plumbing in place. Recess for upright fridge/freezer. Wall mounted cupboards. Radiators. Upvc double glazed window with side aspect. Door to:

Utility Area

Built in worksurface. Space below for washing machine with plumbing in place. Space for tumble dryer. Windows with rear aspect. Door to downstairs Wc. Upvc double glazed door to the drive.

Downstairs WC

Low flush Wc.

Landing

Hatch to loft space. Double glazed window with side aspect. Doors to all bedrooms and bathroom.

Bedroom One 3.75m (12'4") x 2.70m (8'10")

Built in fitted wardrobes with sliding doors. Radiator. Coved ceiling. Upvc double glazed window with front aspect with window seat.

Bedroom Two 3.29m (10'10") x 2.43m (8'")

Built in fitted wardrobes with sliding doors. Radiator. Built in airing cupboard which houses the boiler. Upvc double glazed window with rear aspect.

Bedroom Three 2.54m (8'4") x 2.26m (7'5")

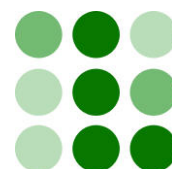
Radiator. Double glazed window with front aspect.

Bathroom 2.39m (7'10") x 1.66m (5'5")

White four piece suite comprising bath with tiled surround. Pedestal washbasin. Low flush Wc. Walk in shower with tiled surround and shower in situ. Laminate flooring. Radiator. Frosted double glazed window with rear aspect.

Outside

The rear garden extends a good length and is well stocked with a range of plants and shrubs. Garden pond. Greenhouse. Garden is bounded by fencing and hedging. To the front there is a lawn with shrubs and hedging bordering. Concrete drive provides off road parking and access to the garage.



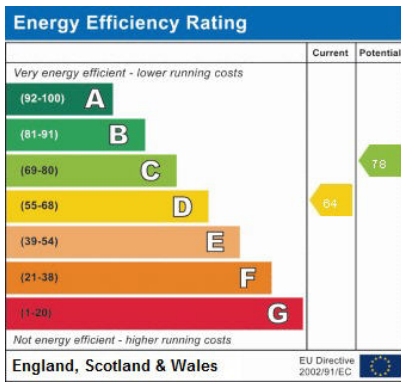
Material Information

Freehold

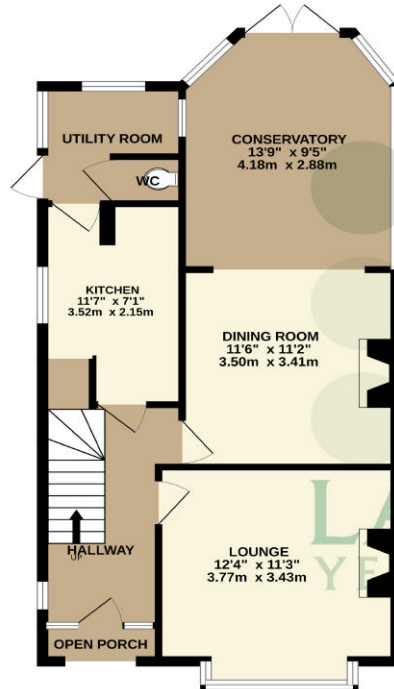
EPC Rating = D

Council Tax Banding = D

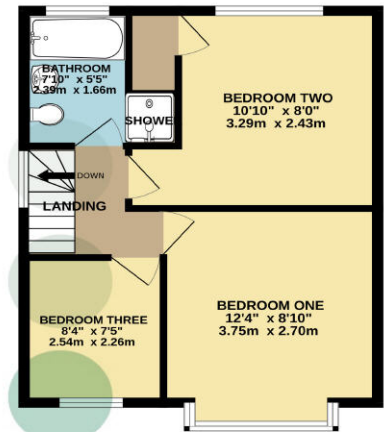
This property is unregistered at Land Registry. By law this will need "First Registration" by the buyer on completion, for which there is an additional charge over and above the normal transfer charge payable to Land Registry. We also cannot rule out the possibility of additional fees being charged by your conveyancer. Please make early enquiries of your conveyancer before making a commitment to purchase.



GROUND FLOOR
637 sq.ft. (59.2 sq.m.) approx.

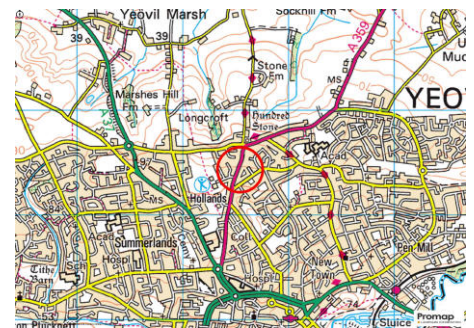
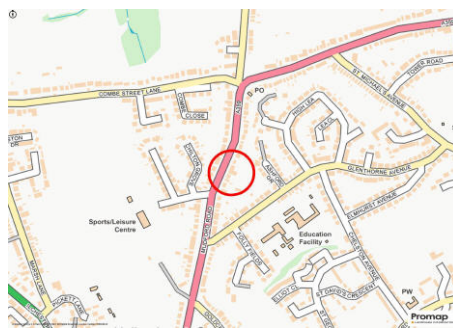
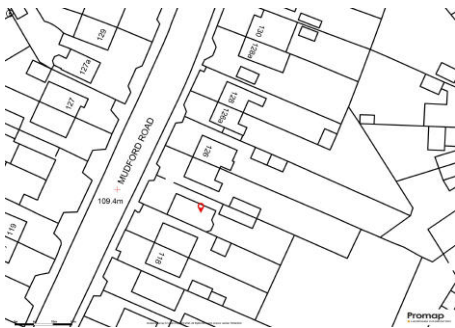


1ST FLOOR
429 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA: 1066 sq.ft. (99.0 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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