



High Lea, Yeovil, BA21 4PF

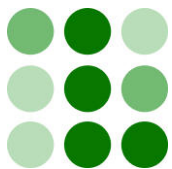
Guide Price £290,000
FREEHOLD

A refurbished three bedroom detached bungalow set in a convenient residential location. The bungalow benefits from gas central heating, UPVC double glazing, modern kitchen, modern shower room, good-sized enclosed rear garden, garage and off road parking. Also the added benefit of No Onward Chain.

 **LACEYS**
YEOVIL LTD



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



4 High Lea, Yeovil, BA21 4PF



- A Refurbished Three Bedroom Detached Bungalow
- Popular & Convenient Residential Location
- Nice-Sized Enclosed Rear Garden
- Gas Central Heating
- UPVC Double Glazing
- Garage and Off Road Parking
- Shower Room
- 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. Phone point. Vinyl flooring. Doors to lounge, kitchen/diner, all three bedrooms and the shower room.

Lounge 5.00m (16'5") x 3.37m (11'1")

Built in open fireplace with tiled hearth, stone surround and tiled mantle. Radiator. TV point. Two UPVC double glazed windows, front & side aspects.

Kitchen 5.02m (16'6") x 2.71m (8'11")

Comprising inset single drainer, 1 ½ bowl sink unit with mixer tap, tiled surround and rolltop worksurface with cupboards & drawers below. Recess for cooker, extractor above. Recess for washing machine, plumbing in place. Space for upright fridge/freezer. Wall mounted cupboards. Wall mounted Vaillant combi boiler. Built in storage cupboard. Vinyl flooring. Two UPVC double glazed windows, both rear aspects. Frosted UPVC double glazed door to the rear garden.

Bedroom One 3.35m (11') x 2.81m (9'3")

Radiator. Hatch to loft. UPVC double glazed window, front aspect.

Bedroom Two 3.17m (10'5") x 2.73m (8'11")

Radiator. Built in double fronted storage cupboard. Phone point. UPVC double glazed window, rear aspect.

Bedroom Three 3.34m (10'11") x 2.45m (8')

Radiator. UPVC double glazed window, front aspect.

Shower Room 2.69m (8'10") x 1.70m (5'7")

White suite comprising triple width shower cubicle, wall mounted Mira Sport electric shower in situ, tiled surround. Pedestal wash basin. Low flush WC. Heated towel rail. Vinyl flooring. Frosted UPVC double glazed window, rear aspect.

Outside

The rear garden is a nice size, currently cultivated allowing the next owner to put their own stamp on to it. Outside tap. Mature tree's in place. The garden is bounded by fencing, gate provides side access from the front. Wooden door provides rear access to the garage.

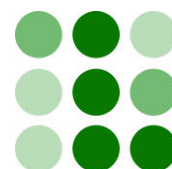
The front garden is lawn with shrubs & plants in situ, bounded by walling. Iron gates provide access to the drive for the off road parking and also leads to the **Garage - 4.90m (16'1") x 2.39m (7'10")**.

Material Information

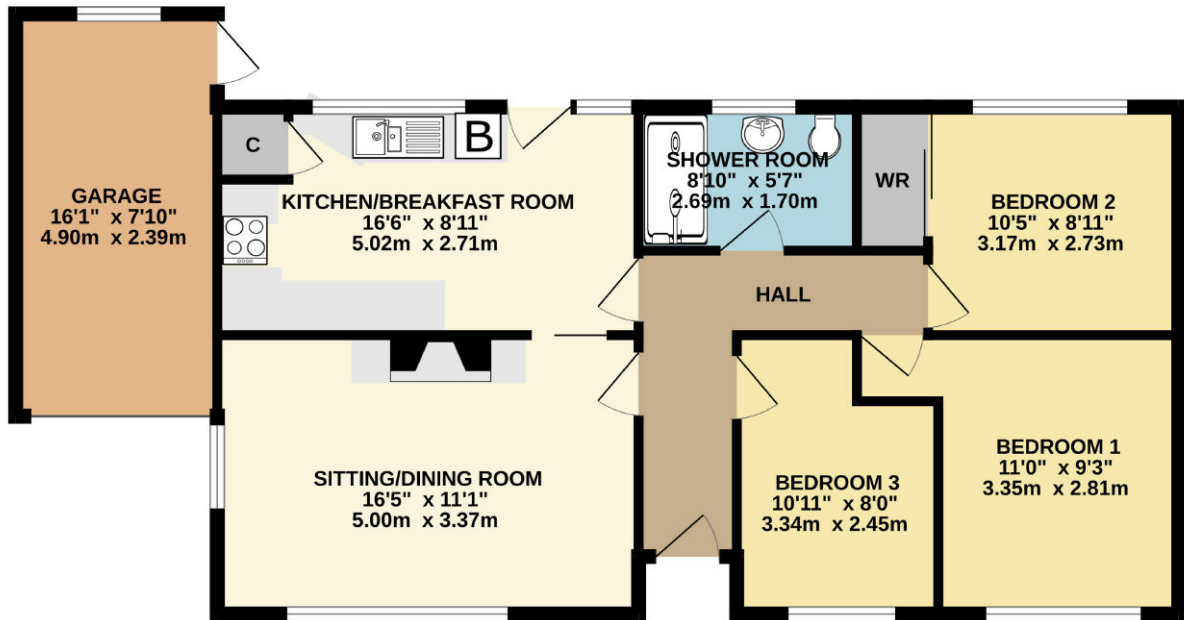
Freehold

EPC Rating = D

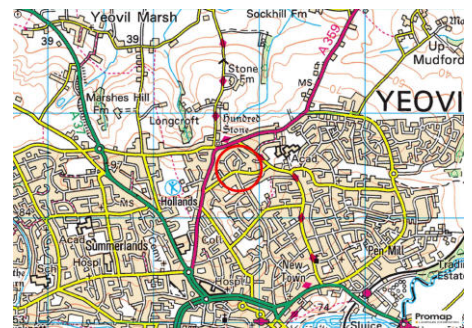
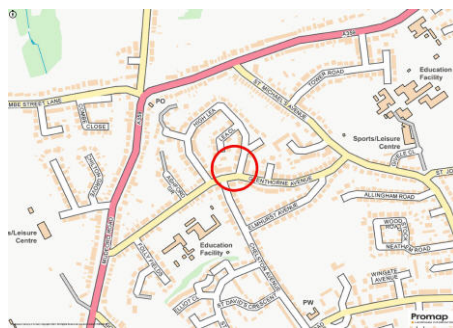
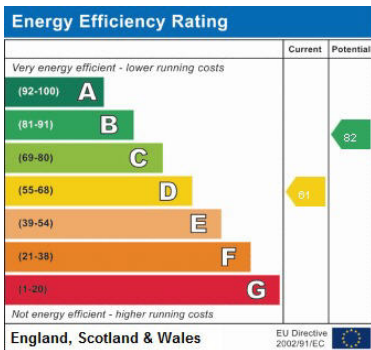
Council Tax Banding = C



GROUND FLOOR
874 sq.ft. (81.2 sq.m.) approx.



TOTAL FLOOR AREA : 874 sq.ft. (81.2 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.
Made with Metropix ©2023



Please Note

No tests have been undertaken of any of the services and any intending purchasers/tenants should satisfy themselves in this regard. Lacey's 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

Photographs are reproduced for general information and it must not be inferred that any item is included for sale / to let with this property. Please note floor plans are not to scale and are for identification purposes only. The photographs used in these particulars may have been taken with the use of a wide angle lens. If you have any queries as to the size of the accommodation or plot, please address these with the agent prior to making an appointment to view.