



Heather Road, Yeovil, BA21 5NE

Guide Price £190,000  
FREEHOLD

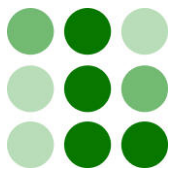
A good-sized three bedroom semi-detached family home that requires some updating. The home benefits from gas central heating, UPVC double glazing, enclosed rear garden and off road parking via a driveway. Also the added benefit of No Onward Chain.

**\*Formerly of Precast Reinforced Concrete, now Traditional Cavity, please check with Mortgage Lender regarding any certificate requirements (see material information)\***

 **LACEYS**  
**YEOVIL LTD**



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11 Heather Road, Yeovil, BA21 5NE



- A Good-Sized Three Bedroom Semi-Detached Family Home
- Enclosed Rear Garden
- Off Road Parking Via A Driveway
- Gas Central Heating
- UPVC Double Glazing
- Some Updating Required
- No Onward Chain

[www.rightmove.co.uk](http://www.rightmove.co.uk)  
[www.primelocation.com](http://www.primelocation.com)  
[www.zoopla.co.uk](http://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

Coved ceiling. Telephone point. Radiator. Understair recess. Stairs to landing. Doors to lounge and kitchen.

### Lounge 4.22m (13'10") x 3.45m (11'4")

Built in fireplace with tiled hearth, stone surround and wooden mantle over. Tv point. Radiator. Coved ceiling. Sliding glazed window to kitchen. Upvc double glazed window with front aspect.

### Kitchen/Dining Room 4.12m (13'6") x 3.13m (10'3")

Comprising inset stainless steel, single drainer, single sink unit with mixer tap. Tiled surround with rolled top worksurfaces with cupboards and drawers below. Recess for washing machine with plumbing in place. Space for cooker. Wall mounted cupboards. Vinyl flooring. Radiator. Coved ceiling. Striplight. Upvc double glazed window with rear aspect. Extractor fan. Upvc double glazed door to lean to. Throughway to utility area.

### Utility Area

Space for under counter fridge and freezer. Radiator. Wall mounted Baxi boiler. Built in cupboards. Upvc double glazed window with side aspect. Upvc double glazed door to lean to.

### Lean To 2.24m (7'4") x 2.17m (7'1")

Two doors to rear garden.

### Landing

Hatch to loft space, pull down ladder in situ. Built in airing cupboard. Coved ceiling. Upvc double window to side aspect. Doors to all bedrooms, bathroom and separate Wc.

### Bedroom One 3.45m (11'4") x 3.31m (10'10")

Radiator. Access to airing cupboard. Built in storage cupboard. Upvc double glazed window with front aspect.

### Bedroom Two 3.09m (10'2") x 2.69m (8'10")

Radiator. Access to airing cupboard. Built in stowage cupboard. Built in double fronted wardrobe. Coved ceiling. Upvc double glazed window with rear aspect.

### Bedroom Three 2.76m (9'1") x 2.40m (7'10")

Radiator. Coved ceiling. Upvc double glazed window with front aspect.

### Bathroom 1.73m (5'8") x 1.60m (5'3")

Comprising bath with wall mounted Mira Port electric shower over. Tiled surround. Pedestal washbasin. Extractor fan. Radiator. Tiled walls. Frosted Upvc double glazed window with rear aspect.

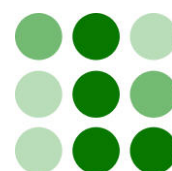
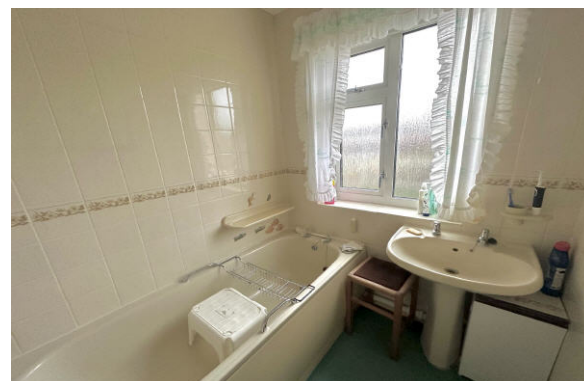
### Separate Wc

Low flush Wc. Radiator. Frosted Upvc double glazed window with rear aspect.

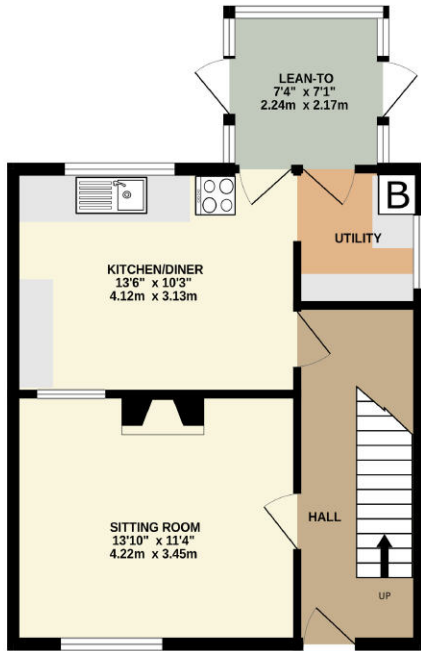
### Outside

The rear garden comprises a paved patio area and lawn area. Timber garden shed. Garden is bounded by fencing, there is a side access point from the front of the house also.

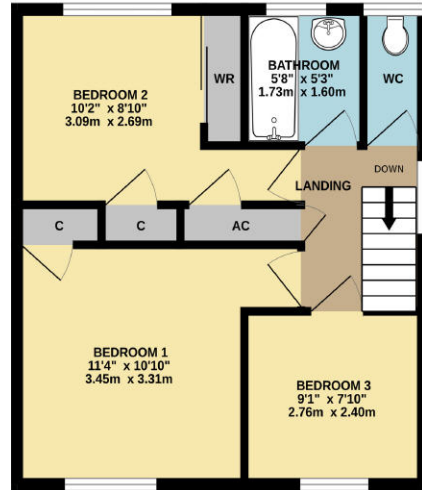
The front garden comprises a lawn area with shrubs in situ. Concrete drive provides off road parking. Garden is bounded by hedging. Iron gate provide access to the drive.



GROUND FLOOR  
467 sq.ft. (43.4 sq.m.) approx.



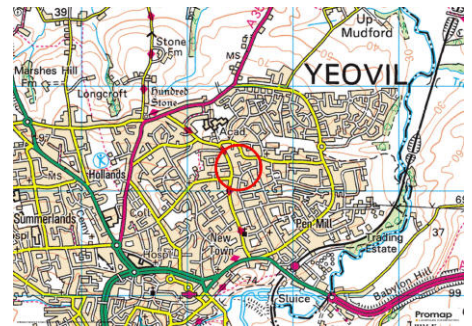
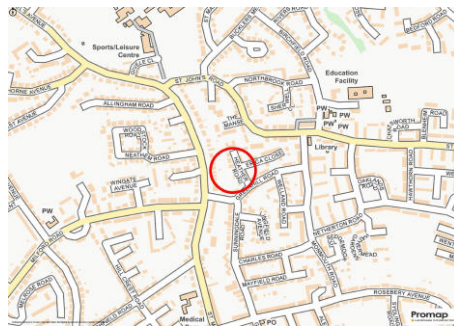
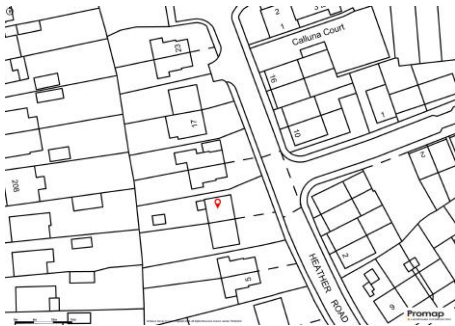
1ST FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 888 sq.ft. (82.5 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	87	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



### 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.

## Material Information

### Part A

- Council Tax Band - B
- Asking Price - Guide Price £190,000
- Tenure - Freehold
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### Part B

- Property Type - 3 Bed Semi-Detached House
- Property Construction - We have been advised the property was demolished and completely re-built in 1991 with traditional cavity walls; the property was originally a Precast Reinforced Concrete construction. **If you require a mortgage you will need to check with your lender, as there is no PRC Homes Ltd, NHBC or Architects certificate available for the property.** The adjoining property is likely to be a PRC construction, albeit repaired, there is a dividing wall between the two properties.
- Number And Types Of Rooms - See Details and Plan, all measurements being maximum dimensions provided between internal walls
- Electricity Supply - Mains
- Water Supply - Mains, Water Meter in situ.
- Sewerage - Mains
- Heating - Gas Central Heating (mains) Combination boiler in Utility Room, which also heats the hot water.
- Broadband - Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-forconsumers/advice/ofcom-checker>. Vendor has advised no connection currently at the property.
- Mobile Signal/Coverage – Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>
- Parking - Off Road Parking Via A Drive

### Part C

- Building Safety - On enquiry of Vendor, we're not aware of any building safety issues. However we would recommend purchasers engage the services of a Chartered Surveyor to confirm.
- Restrictions & Rights - We're not aware of any significant/material restrictions or rights, but we'd recommend you review the Title/deeds of the property with your solicitor.
- 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 less than 0.1%). Vendor has confirmed no flooding within the last 5 years.
- Coastal Erosion Risk - N/A
- Planning Permission - 90/02961/FUL - Reference from when the property was demolished and re-built
- Accessibility/ Adaptations - N/A
- Coalfield Or Mining Area - N/A

Energy Performance Certificate (EPC Rating) - D

### Other disclosures

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 of £150 over and above the normal transfer fee payable to Land Registry (£330 in total as of January 2024). 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. **As of 9.1.24 our vendor has instructed their solicitor to register the property.**

This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor, on the 5th January 2024. However, such information could change after compilation of the data, so Lacey's cannot be held liable for any changes post compilation or any accidental errors or omissions. Furthermore, Lacey's 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.