



College Green, Yeovil, BA21 4JU

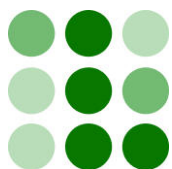
Guide Price £385,000  
FREEHOLD

**A well proportioned and well presented four bedroom, two reception room detached family home set in this very convenient location. The home benefits from gas central heating, double glazing, cloakroom, utility room, en-suite to main bedroom, enclosed rear garden that enjoys good privacy, larger than average garage and off road parking for 2-3 vehicles.**

 **LACEYS**  
**YEOVIL LTD**



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2 College Green, Yeovil, BA21 4JU



- A Well Proportioned Four Bedroom Detached Family Home
- Well Presented Throughout with Two Reception Rooms
- En-Suite To Main Bedroom
- Lovely Enclosed Rear Garden Enjoying Good Privacy
- Gas Central Heating & Double Glazing
- Utility Room & Cloakroom
- Larger Than Average Garage and Off Road Parking For 2-3 Vehicles
- Viewing Highly Recommended

[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:

Double glazed front door to:

### Entrance Porch

Tiled Floor. Door to:

### Reception Hall

Built in understair cupboard. Laminate flooring. Coved ceiling. Stairs to landing. Radiator. Doors to cloakroom, dining room, kitchen and and double doors to lounge.

### Cloakroom

Low flush Wc. Pedestal washbasin. Radiator. Frosted Upvc double glazed window with front aspect.

### Lounge 6.12m (20'1") x 3.81m (12'6")

Tv point. Two radiators. Coved ceiling. Double glazed window with front aspect. Upvc double glazed sliding patio doors to rear garden.

### Dining Room 3.45m (11'4") x 2.84m (9'4")

Radiator. Laminate flooring. Coved ceiling. Two Upvc double glazed windows with front and side aspects.

### Kitchen 4.11m (13'6") x 2.97m (9'9")

Comprising inset stainless steel, single drainer, 1½ bowl sink unit with mixer tap, tiled surround and rolled top worksurface with cupboards and drawers below. Built in double oven and hob with extractor over. Recess for under counter fridge and plumbing in place for a washing machine or dishwasher. Space for upright fridge/freezer. Wall mounted cupboards. Built in breakfast bar. Radiator. Vinyl flooring. Two trails of spotlights. Two Upvc double glazed windows with rear and side aspects. Door to Utility.

### Utility 2.77m (9'1") x 1.60m (5'3")

Comprising inset single drainer, single sink unit with mixer tap, tiled surround and rolled top worksurfaces with cupboards below. Recess for washing machine and dishwasher with plumbing in place. Wall mounted cupboard. Wall mounted Glowworm boiler. Radiator. Vinyl flooring. Upvc double glazed window with rear aspect. Frosted Upvc double glazed door to rear garden.

### Landing

Radiator. Built in airing cupboard. Hatch to loft space, pull down ladder in situ. Doors to all bedrooms and bathroom.

### Bedroom One 4.27m (14'0") x 4.19m (13'9")

Radiator. Built in wardrobes. Upvc double glazed window with side aspect. Door to:

### En-suite

Comprising good sized corner shower cubicle with wall mounted shower, panelled surround. Vanity sink unit. Low flush Wc. Radiator. Extractor fan. Laminate flooring. Inset ceiling spotlight. Frosted Upvc double glazed window with rear aspect.

### Bedroom Two 3.86m (12'8") x 3.35m (11'0")

Built in wardrobes. Radiator. Inset ceiling spotlights. Upvc double glazed window with rear aspect.

### Bedroom Three 3.56m (11'8") x 2.64m (8'8")

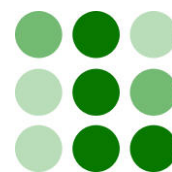
Radiator. Upvc double glazed window with front aspect.

### Bedroom Four 2.74m (9'0") x 2.51m (8'3")

Radiator. Laminate flooring. Upvc double glazed with front aspect.

### Family Bathroom

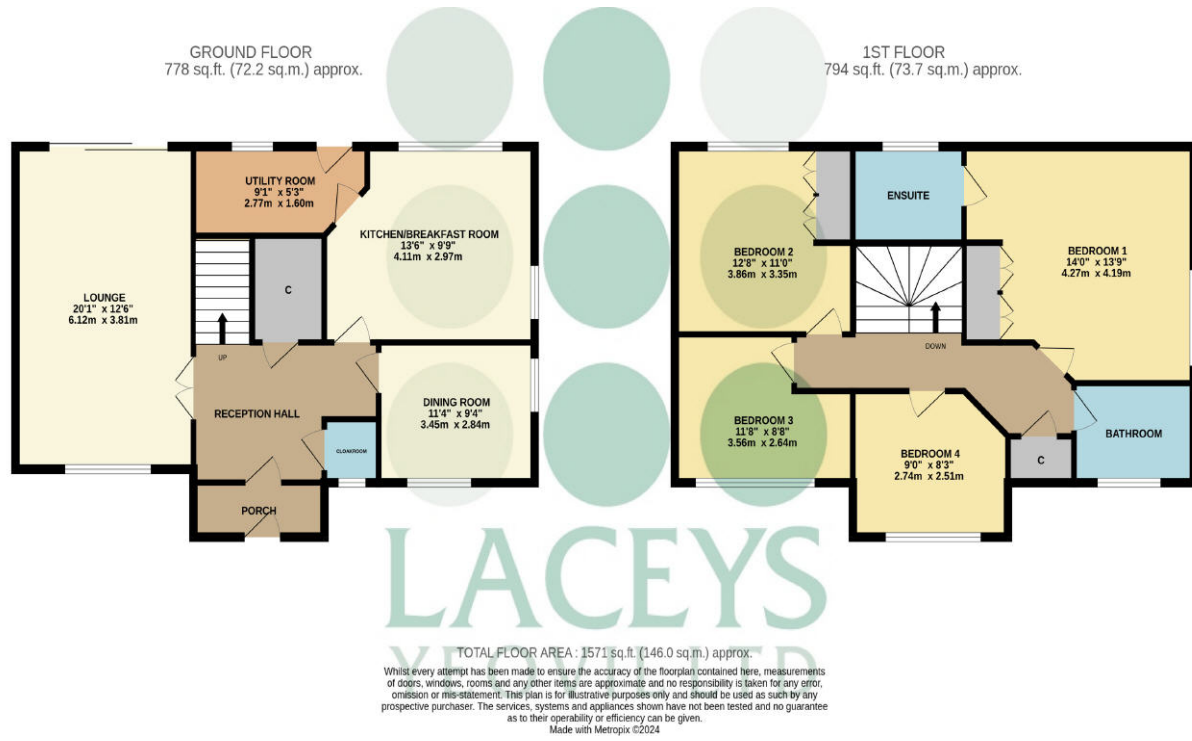
White suite comprising bath with mixer tap shower attachment with tiled surround. Pedestal washbasin. Low flush Wc. Radiator. Extractor fan. Vinyl Flooring. Shaver point. Frosted Upvc double glazed window with front aspect.



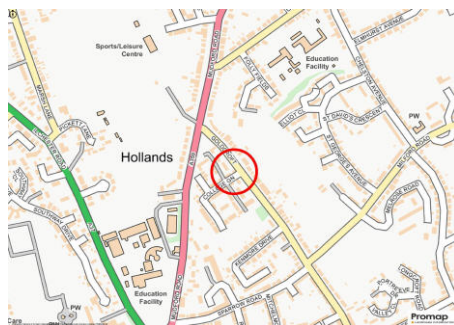
**OUTSIDE**

Rear garden comprising paved patio which extends the width of the house. Steps up to a lawn area. Decked area to one corner which is undercover from a timber arbour in place. Mature shrubs in situ. Outside tap. Outside lights. Garden is bounded by fencing. Timber gate provides side access from the drive. UPVC double glazed door provides side access in to the garage.

The front garden is well stocked with shrubs. Paved steps up to the front door. Tarmac drive provides off road parking for 2-3 vehicles and leads to the garage.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>		90
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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

In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance

### Part A

- *Council Tax Band* - E
- *Asking Price* - £385,000
- *Tenure* - Freehold

### Part B

- *Property Type* - 4 Bed Detached House
- *Property Construction* - Traditional
- *Number And Types Of Rooms* - See Details and Plan, all measurements being maximum dimensions provided between internal walls
- *Electricity Supply* - Mains
- *Water Supply* - Mains (on water meter)
- *Sewerage* - Mains
- *Heating* - Gas Central Heating (Boiler in Utility Room), hot water heated via immersion (airing cupboard on landing).
- *Broadband* - Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>, currently has Fibre to the premises.
- *Mobile Signal/Coverage* – Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>
- *Parking* - Garage and Off Road Parking on driveway

### Part C

- *Building Safety* - On enquiry of Vendor, we're not aware of any Building Safety issues. However we would recommend purchaser's engage the services of a Chartered Surveyor to confirm.
- *Restrictions* - We'd recommend you review the Title/deeds of the property with your solicitor. Restricted Covenants include; No boats, trailers, caravans or commercial vehicle with carrying capacity of 600kg to be parked or permitted. No trade business or profession on site. \*More covenants in place, refer to your solicitor.
- *Rights and Easements* - We're not aware of any significant/material restrictions, 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%)
- *Coastal Erosion Risk* - N/A
- *Planning Permission* - No records on the Local Authority's website directly affecting the subject property.
- *Accessibility/ Adaptations* - N/A
- *Coalfield Or Mining Area* - N/A

*Energy Performance Certificate (EPC Rating)* - C

### Other Disclosures

No other Material disclosures have been made by the Vendor.

This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor, on the 09/01/2024. 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.