



Everton Road, Yeovil, BA20 1UF

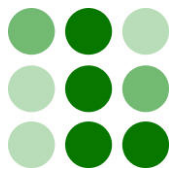
Guide Price £165,000
FREEHOLD

A two bedroom end of terrace home set in a convenient position close to the town centre. The home benefits from gas central heating, double glazing, enclosed rear garden and off road parking to the rear. Good opportunity for First Time Buyer(s). No Onward Chain.

 **LACEYS**
YEOVIL LTD



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19 Everton Road, Yeovil, BA20 1UF



- A Two Bedroom End Of Terrace Home
- Convenient Location, Close To Town
- Updating Required
- Gas Central Heating and Double Glazing
- Enclosed Rear Garden
- Off Road Parking To The Rear
- Good Opportunity For First Time Buyer(s)
- 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 double glazed front door to:

Entrance Lobby

Built in storage cupboard. Frosted door to:

Entrance Hall

Radiator. Wall mounted cupboards. Doors to lounge and kitchen.

Lounge 4.71m (15'5") x 3.91m (12'10")

Tv point. Radiator. Stairs rise to the landing. Upvc double glazed sliding patio door to the rear garden.

Kitchen 2.69m (8'10") x 2.08m (6'10")

Comprising inset stainless steel, single drainer, single sink unit with mixer tap, tiled surround and rolled top worksurface with cupboards and drawers below. Recess for cooker. Recess for washing machine with plumbing in place. Recess for under counter fridge. Wall mounted cupboards. Built in breakfast bar. Radiator. Vinyl flooring. Upvc double glazed window window with front aspect.

Landing

Hatch to loft space. Built in airing cupboard with wall mounted Worcester boiler for the heating. Immersion tank for hot water. Doors to bedrooms and bathroom.

Bedroom One 3.14m (10'4") x 2.88m (9'5")

Built in double fronted wardrobes. Radiator. Telephone point. Double glazed window with rear aspect.

Bedroom Two 2.97m (9'9") x 2.18m (7'2")

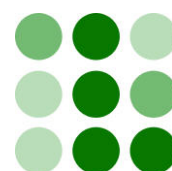
Radiator. Double glazed window with front aspect.

Bathroom

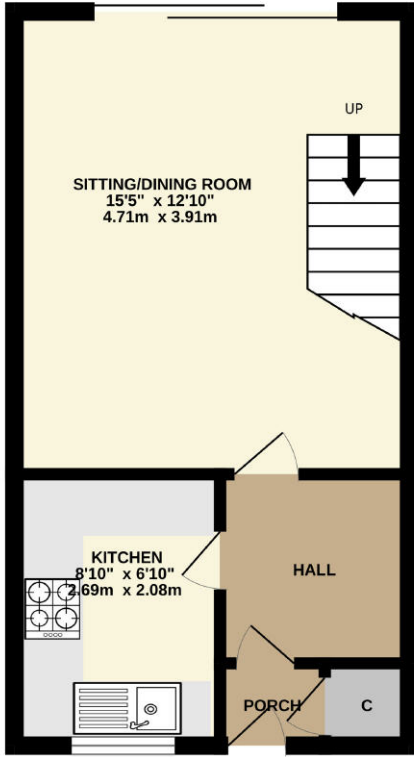
Suite comprising bath with wall mounted Mira Vie electric shower over and tiled surround. Low flush Wc. Pedestal washbasin. Extractor fan. Radiator.

Outside

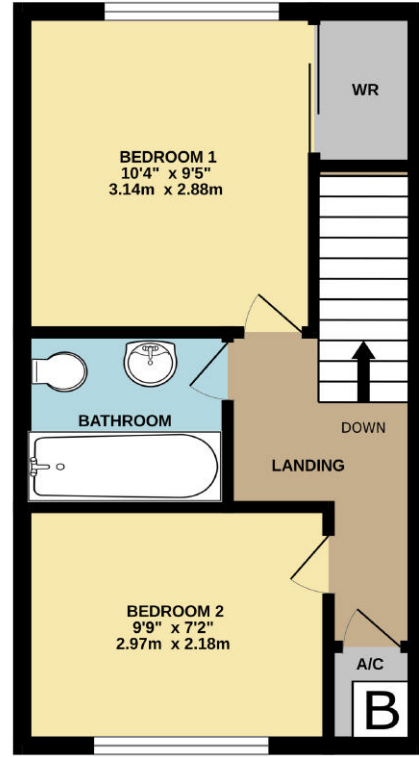
The rear garden comprises paved patio and lawn areas. Bounded by fencing. Off road parking for one vehicle to rear.



GROUND FLOOR
295 sq.ft. (27.4 sq.m.) approx.



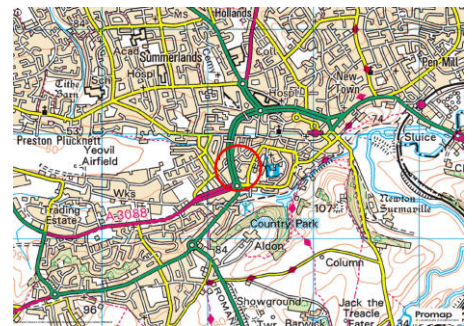
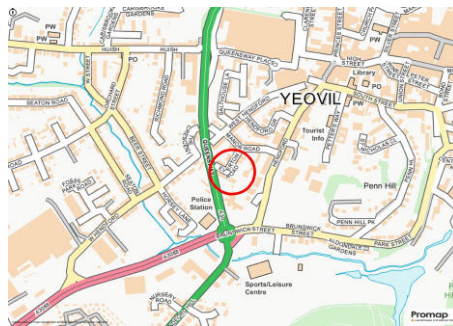
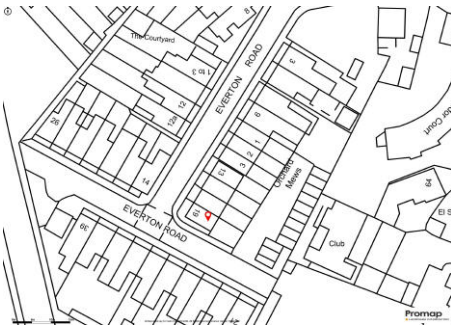
1ST FLOOR
295 sq.ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA: 590 sq.ft. (54.8 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		89
(81-91)	B		
(69-80)	C	72	
(55-68)	D		
(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

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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

Material Information

Part A

- Council Tax Band - A
- Asking Price - Guide Price £165,000
- Tenure - Freehold

Part B

- Property Type - Two Bed End of Terrace 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
- Sewerage - Mains
- Heating - Gas Central Heating (Gas boiler for the heating is located on the landing along with the immersion heating for hot water)
- Broadband - Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>, Executor is not aware of a connection in place at present.
- Mobile Signal/Coverage – Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>
- Parking - Off road parking in the rear garden.

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 - Not to permit or carry out any trade or business from the home, to pay a fair proportion for maintaining/repairing the shared access to the rear. We're not aware of any other significant rights and easements, but we'd recommend you review the Title/deeds of the property with your solicitor.
- Rights and Easements - Pedestrian & Vehicle right of way at the rear of the house providing access to the parking areas of each property and access to the gardens. We're not aware of any other significant rights and easements, 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 (defined as the chance of flooding each year less than 0.1%) and MEDIUM RISK for surface water (defined as the chance of flooding each year 1% and 3.3%)
- 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 15/01/2024. However, such information could change after compilation of the data, so Laceys cannot be held liable for any changes post compilation or any accidental errors or omissions. Furthermore, Laceys 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.