



South Mead, West Camel, Yeovil, BA22 7QQ

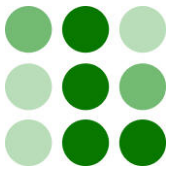
Guide Price £140,000
FREEHOLD

A non-traditional construction three bedroom end of terrace family home set in this popular village location. The home benefits from oil central heating, double glazing, enclosed rear garden and off road parking to the front. No Onward Chain. *MOSTLY FOR CASH PURCHASERS*

 **LACEYS**
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5 South Mead, West Camel, Yeovil, BA22 7QQ



- A Non-Traditional Construction Three Bedroom End Of Terrace Home
- Popular Village Location
- Enclosed Rear Garden
- Off Road Parking
- Oil Central Heating
- Double Glazing
- 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:

Glazed front door to:

Entrance Porch

Floor standing Trianco Utility boiler. Tiled floor. Glazed door to:

Entrance Hall

Radiator. Built in understair cupboard. Built in storage cupboard. Stairs to landing. Doors to lounge and kitchen.

Lounge 3.65m (12'0") x 3.46m (11'4")

Built in fire place with tiled hearth and surround with wooden outer and mantle over. Radiator. Tv point. Dado rail. Coved ceiling. Door to conservatory. Throughway to:

Dining Room 3.92m (12'10") x 2.67m (8'9")

Radiator. Telephone point. Coved ceiling. Upvc double window with front aspect.

Kitchen 2.67m (8'9") x 2.11m (6'11")

Comprising inset single drainer, 1½ bowl sink unit with mixer tap, tiled surround and rolled top worksurface with cupboards below. Recess for washing machine with plumbing in place. Space for cooker. Wall mounted cupboards. Built in airing cupboard with immersion (hot water). Vinyl flooring. Glazed door to rear porch.

Rear Porch

Tiled floor. Door to rear garden.

Conservatory 2.95m (9'8") x 2.84m (9'4")

Vinyl flooring. Double glazed sliding patio door to rear garden. Ceiling light/fan.

Landing

Hatch to roof space. Upvc double glazed window with side aspect. Doors to all bedrooms and bathroom.

Bedroom One 3.55m (11'8") x 3.34m (10'11")

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

Bedroom Two 3.31m (10'10") x 2.81m (9'3")

Radiator. Built in cupboard. Coved ceiling. Two Upvc double glazed windows both with rear aspects with outlook.

Bedroom Three 2.63m (8'8") x 2.46m (8'1")

Radiator. Upvc double glazed window with front aspect.

Bathroom

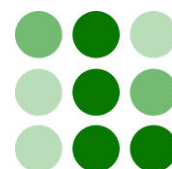
White suite comprising bath with wall mounted Mira Zest electric shower over with tiled surround. Vanity unit. Low flush Wc. Radiator. Two Upvc double glazed windows with rear and side aspects.

Outside

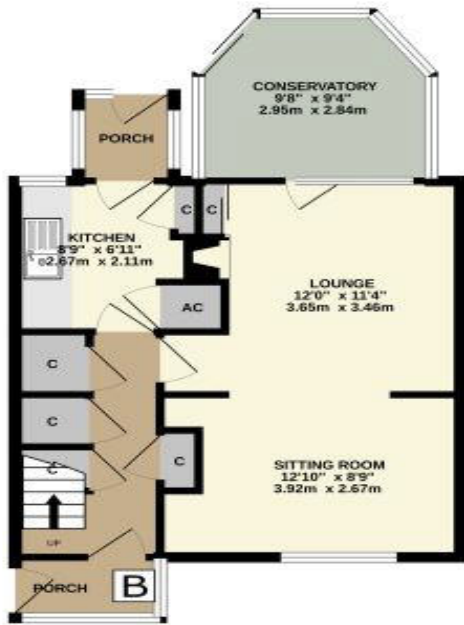
The rear garden comprising paved patio area enclosed by walling. Lawn area. Two timber garden sheds. Garden is bounded by fencing.

The front garden is gravelled with shrubs in situ. Paved area provides off road parking for two vehicles. Concrete path to the front door.

To the side of the house there is a further timber shed and oil tank. Iron gate provides access from the front to the back garden.



GROUND FLOOR
534 sq.ft. (49.6 sq.m.) approx.



1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.

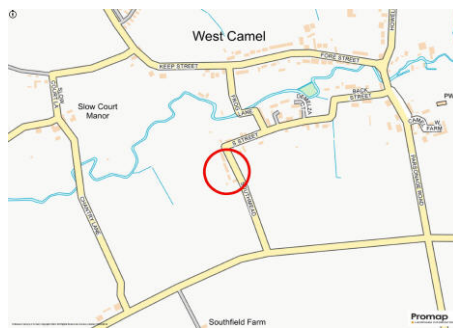
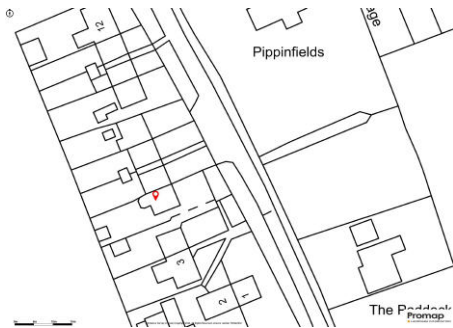


TOTAL FLOOR AREA - 942 sq.ft. (87.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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		85
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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

Part A

- Council Tax Band - A
- Asking Price - Guide Price £140,000
- Tenure - Freehold

Part B

- Property Type - 3 bed end of Terrace House
- Property Construction - Non-Traditional construction Pre-Reinforced Concrete (PRC) - **Many lenders would not accept this property for a mortgage.**
- 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 a meter)
- Sewerage - Mains
- Heating - Oil (boiler for heating is located by the porch and an immersion for the hot water is located in the kitchen)
- Broadband - Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>, Vendor has advised currently no connection to the property.
- Mobile Signal/Coverage – Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>
- Parking - Off road parking on a paved area to the front of the property.

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 - To be used as a single private dwelling house only, no trade or business to be run from the premises, especially no to the sale of intoxicating liquors or use as a shop. No caravan/tent/mobile home on-site. Jointly responsible for cost of maintenance of shared footpath. We're not aware of any other significant/material restrictions, but we'd recommend you review the Title/deeds of the property with your solicitor
- Rights and Easements - No5 benefits from a pedestrian right of way across the path in front of nos 1-4, Nos. 1-4 have a pedestrian right of way over the footpath of No.5's front garden. We're not aware of any other 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%)
- Coastal Erosion Risk - N/A
- Planning Permission - Fields opposite South Mead have Outline Planning Permission for the erection of up to 11 no. Dwellings (15/00600/OUT, 4.2.2015)
- Accessibility/ Adaptations - N/A
- Coalfield Or Mining Area - N/A

Energy Performance Certificate (EPC Rating) - D

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 12/01/2024. 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.