



Raleigh Road, Wyndham Park, Yeovil,
BA21 5FE

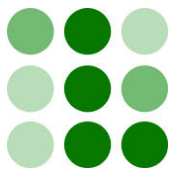
Guide Price £367,500
FREEHOLD

A well proportioned and well presented four bedroom, two reception room link-detached family home set in a tucked away position, within easy reach of local parks and walks. The home benefits from gas central heating, UPVC double glazing, cloakroom, en-suite to main bedroom, enclosed rear garden, enclosed front & side garden, garage and off road parking for a couple of vehicles.

 **LACEYS**
YEOVIL LTD



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67 Raleigh Road, Wyndham Park, Yeovil, BA21 5FE



- A Well Presented Four Bedroom Link-Detached Family Home
- Two Reception Rooms
- Tucked Away Position
- En-Suite To Main Bedroom
- Cloakroom
- Gas Central Heating & UPVC Double Glazing
- Enclosed Rear Garden
- Garage & Off Road Parking

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:

Front door to.

Entrance Hall

Radiator. Laminate flooring. Built in airing cupboard. Built in cupboard. Doors to cloakroom, lounge & dining room, throughway to kitchen/breakfast room.

Cloakroom

Comprising low flush WC. Wall mounted wash basin. Radiator. Laminate flooring. Extractor fan.

Lounge 4.85m (15'11") x 3.12m (10'3")

Two radiators. TV point. Telephone point. Laminate flooring. UPVC double glazed window, front aspect. UPVC double glazed, double opening doors to the rear garden.

Dining Room 3.28m (10'9") x 2.97m (9'9")

Radiator. Two UPVC double glazed windows, front & side aspects.

Kitchen/Breakfast Room 4.60m (15'1") x 4.60m (15'1")

Modern well fitted kitchen comprising inset stainless steel single drainer, one and a half bowl sink unit with mixer tap, rolltop worksurface with a good range of cupboards & drawers below. Built in oven & hob with extractor above. Recess for washing machine, plumbing in place. Recess for tumble dryer. Space for upright fridge/freezer. Wall mounted cupboards. Radiator. Two trails of spotlights. Laminate flooring. Three UPVC double glazed windows, rear & side aspects. UPVC double glazed, double opening doors to the rear garden.

Landing

Radiator. Hatch to loft space. UPVC double glazed window, rear aspect. Doors to all bedrooms & the family bathroom.

Bedroom One 4.62m (15'2") x 3.05m (10'")

Radiator. TV point. Two UPVC double glazed windows, rear & side aspects. Door to the en-suite shower room.

En-Suite Shower Room

Comprising double width shower cubicle with wall mounted shower, tiled surround. Low flush WC. Pedestal wash basin. Radiator. Vinyl flooring. Extractor fan. Shaver point. Frosted UPVC double glazed window, side aspect.

Bedroom Two 3.71m (12'2") x 3.17m (10'5")

Radiator. Vinyl flooring. Two UPVC double glazed windows, front & side aspects.

Bedroom Three 4.55m (14'11") x 3.17m (10'5")

Radiator. Built in shelving & storage area. UPVC double glazed window, front aspect.

Bedroom Four 2.13m (7') x 1.96m (6'5")

Radiator. Laminate flooring. UPVC double glazed window, rear aspect.

Family Bathroom

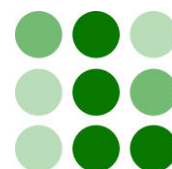
White suite comprising bath with tiled surround. Low flush WC. Pedestal wash basin. Extractor fan. Radiator. Vinyl flooring.

Outside

The rear garden comprises paved patio area and lawn area, bounded by walling & fencing, timber gate provides access from/to the drive & garage.

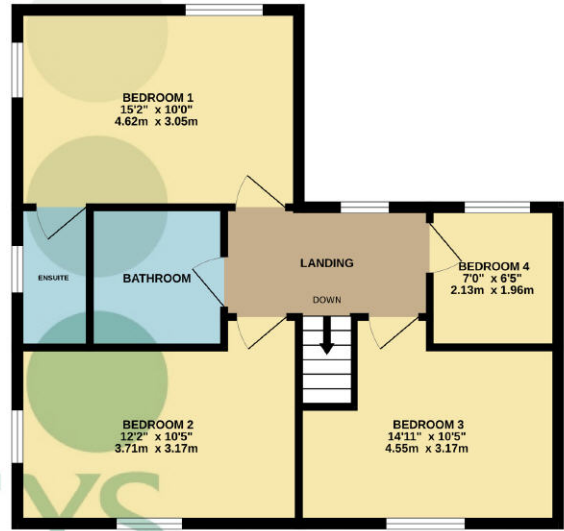
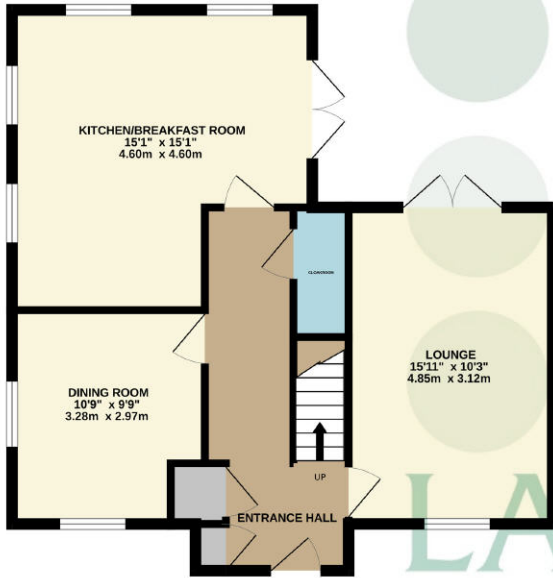
To the front there are lawn areas with various shrubs in situ, chipping area, area is bounded by fencing, timber gate provides access, paved path to front door, outside light.

To the side of the house there is a further enclosed lawn area.

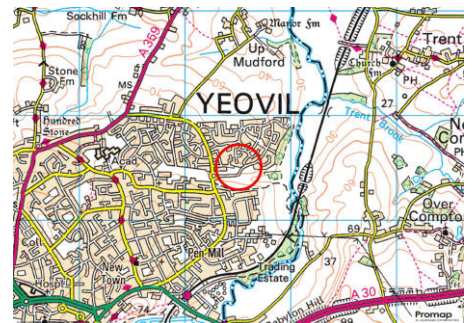
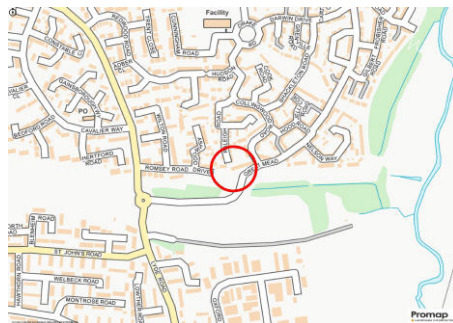
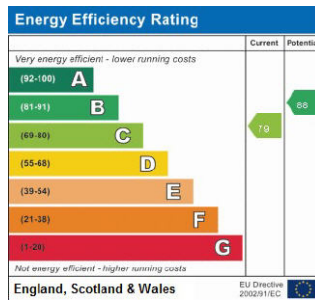


GROUND FLOOR

1ST FLOOR



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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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* - E
- *Asking Price* - Guide price £367,500
- *Tenure* - Freehold, Payment of £54.50 every 6 months to Meadfleet for the care of the attenuation ponds

Part B

- *Property Type* - 4 Bedroom Link-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, water meter in place
- *Sewerage* - Mains
- *Heating* - Gas Central Heating, Combi boiler, also heats the hot water
- *Broadband* - Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>. Current connection is FTTP (Fibre 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 the drive and a garage.

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; To pay and contribute a fair proportion of the cost of repairing & maintaining any service installations used jointly by the property and any adjoining properties. No trade or business. Not to keep or breed or otherwise possess poultry or other animals or birds, except a domestic pet. No caravan house on wheels or other chattel adapted or intended for use as a dwelling or sleeping place, or boat or trailer shall be erected made built or allowed to stand on the property. Not to carry out any repair or maintenance of motor vehicles on any part of the estate (including the property) except in any garage on the property. Not to use any garage parking space or driveway for any purpose other than parking a private motor vehicles or motorcycle or commercial vehicle with a load capacity not exceeding 2540kg.
- *Rights and Easements* - We're not aware of any significant/material 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* - 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 1.2.2024. 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.