



Walscombe Close, Stoke-Sub-Hamdon,  
TA14 6QJ

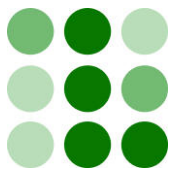
Guide Price of £310,000  
FREEHOLD

**A well proportioned and well presented two bedroom detached bungalow set in this sought after village location, enjoying a quiet position. The bungalow benefits from gas central heating, UPVC double glazing, conservatory, modern kitchen, modern bathroom, enclosed rear garden, garage and off road parking.**

 **LACEYS**  
**YEOVIL LTD**



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Matching, 5 Walscombe Close, Stoke-Sub-Hamdon,  
TA14 6QJ



- A Well Presented Two Bedroom Detached Bungalow
- Sought After Village Location
- Enclosed Rear Garden
- Detached Garage
- Off Road Parking
- Gas Central Heating and UPVC Double Glazing
- Conservatory
- Modern Kitchen & Bathroom

[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 double glazed front door to:-

### Entrance Hall

Radiator. Built in storage cupboard. Built in airing cupboard. Hatch to loft space. Covered ceiling. Doors to lounge, dining area, kitchen, both bedrooms, bathroom & cloakroom.

### Cloakroom

Comprising low flush WC. Wall mounted wash basin. Tiled floor. Frosted double glazed window, side aspect.

### Lounge 4.58m (15') x 3.51m (11'6")

Built in marble fireplace with built in gas fire in situ. TV point. Radiator. Covered ceiling. Two UPVC double glazed windows, front & side aspects. Archway through to the dining area.

### Dining Area 3.54m (11'7") x 1.86m (6'1")

Radiator. Phone point. Covered ceiling. UPVC double glazed window, side aspect.

### Kitchen 2.78m (9'1") x 2.16m (7'1")

Modern well fitted kitchen comprising inset stainless steel single drainer, 1 ½ bowl sink unit with mixer tap, tiled surround and rolltop work surface with cupboards & drawers below. Built in oven & hob with extractor above. Recess for dishwasher plumbing in place. Space for upright fridge/freezer. Wall mounted cupboards. Laminate flooring. Inset ceiling spotlights. UPVC double glazed window, rear aspect. Frosted UPVC double glazed door to the utility area/side porch.

### Utility Area/Side Porch 2.98m (9'9") x 1.80m (5'11")

Plumbing in place for washing machine. UPVC double glazed doors provide access to both the front & rear of the bungalow.

### Bedroom One 3.30m (10'10") x 2.97m (9'9")

Built in double fronted wardrobe. Phone point. Radiator. Covered ceiling. UPVC double glazed window, front aspect.

### Bedroom Two 3.61m (11'10") x 3.30m (10'10")

Built in triple fronted wardrobe. Radiator. Covered ceiling. UPVC double glazed sliding patio doors provide access to the conservatory.

### Conservatory 3.45m (11'4") x 2.67m (8'9")

UPVC double glazed doors to the rear garden.

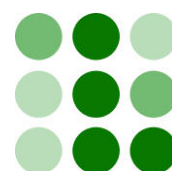
### Bathroom 2.36m (7'9") x 2.19m (7'2")

White modern suite comprising bath with mixer tap shower attachment, further wall mounted shower above, panelled surround. Pedestal wash basin. Low flush WC. Heated towel rail. Extractor fan. Laminate flooring. Inset ceiling spotlights. Frosted UPVC double glazed window, rear aspect.

### Outside

The rear garden enjoys a good degree of privacy. It comprises three paved seating areas, a central lawn area, Well stocked flowerbeds, along with mature shrubs & trees in situ also. Outside tap. The garden is bounded by fencing. Wooden door provides side/rear access to the garage.

The front gardens are laid to lawn with flowerbeds bordering. Concrete path leads to the front door. Outside light. To the side of the bungalow there is a gravelled section. Concrete drive provides off road parking and access to the **Detached Garage** - Up & over door, power & lighting in situ.

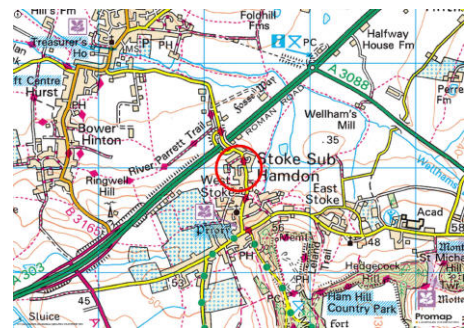
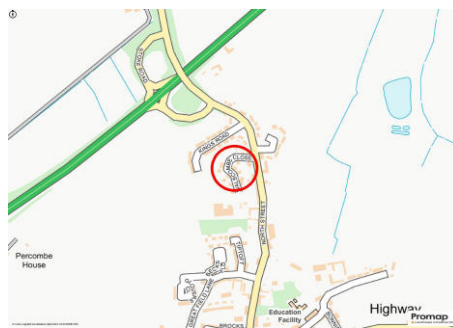


GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	
(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	

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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**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 - C
- Asking Price - Guide Price Of £310,000
- Tenure - Freehold

### Part B

- Property Type - 2 Bedroom Detached Bungalow
- 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, Combi boiler that 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>.
- Mobile Signal/Coverage – Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>.
- Parking - Detached Garage & off road parking on drive

### 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 motor home or caravans to be parked on the site. Not to erect or place any building or other structure whatsoever nor any tree or hedge to the front lawn, to remain an open lawn. Any external alterations or additions to be approved by builder with a fee not to exceed £20.00.
- 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 (defined as the chance of flooding each year as less than 0.1%) and MEDIUM RISK from Surface Water (defined as the chance of flooding each year as between 1% to 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 ) - 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 15/02/2024. 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.