



Houndstone Court, Brympton, Yeovil,
BA22 8TR

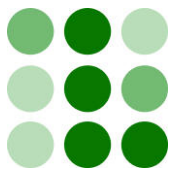
Guide Price £220,000
FREEHOLD

A two bedroom end of terrace home set in a tucked away position within this sought after residential location. The home benefits from gas central heating, UPVC double glazing, enclosed garden, garage plus workshop & off road parking. No Onward Chain.

 **LACEYS
YEOVIL LTD**



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1 Houndstone Court, Brympton, Yeovil, BA22 8TR



- A Two Bedroom End Of Terrace Home
- Tucked Away Position, Sought After Residential Location
- Gas Central Heating and UPVC Double Glazing
- Enclosed Garden
- Garage and Workshop
- Off Road Parking
- No Onward Chain

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 front door to:

Entrance Lobby

Tiled floor. Window with side aspect. Glazed door to lounge.

Lounge 5.28m (17'4") x 3.71m (12'2")

Stone built fireplace with wooden mantle. Three radiators. Tv point. Telephone point. Coved ceiling. Built in understair cupboard. Stairs to landing. Upvc double glazed window with front aspect and recessed windowsill. Door to kitchen.

Kitchen 3.43m (11'3") x 2.05m (6'9")

Comprising inset single drainer, 1½ bowl sink unit with mixer tap, tiled surround and rolled top worksurfaces with cupboards and drawers below. Built in oven and hob with extractor over. Recess for washing machine with plumbing in place. Recess for slimline dishwasher with plumbing in place. Space for upright fridge/freezer. Wall mounted cupboards. Wall mounted Artisan combi boiler. Built in breakfast bar. Tiled surround. Spotlights. Upvc double glazed window with front aspect.

Landing

Hatch to roof space. Built in airing cupboard with radiator in place. Doors to both bedrooms and bathroom.

Bedroom One 3.48m (11'5") x 2.82m (9'3")

Radiator. Upvc double glazed window with front aspect and recessed windowsill.

Bedroom Two 3.48m (11'5") x 2.99m (9'10")

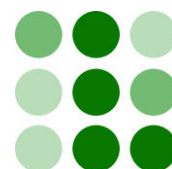
Radiator. Telephone point. Upvc double glazed window with front aspect and recessed windowsill.

Bathroom 2.99m (9'10") x 1.81m (5'11")

White suite comprising bath with wall mounted shower in place and tiled surround. Vanity sink unit. Low flush Wc. Heated towel rail. Inset ceiling spotlights.

Outside

The enclosed garden is gravelled with path to the front door. Garden is enclosed by fencing. Timber gate provides access. Double glazed Upvc door provides rear access to the workshop. Throughway to the garage from the workshop. Off road parking in the front of the garage.



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GROUND FLOOR
353 sq.ft. (32.7 sq.m.) approx.



1ST FLOOR
331 sq.ft. (30.7 sq.m.) approx.



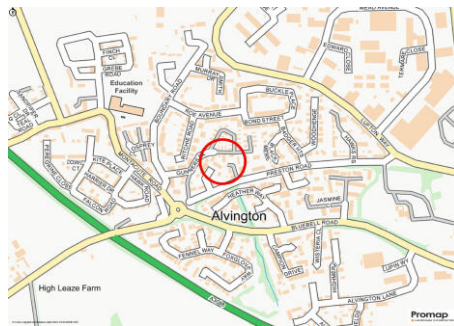
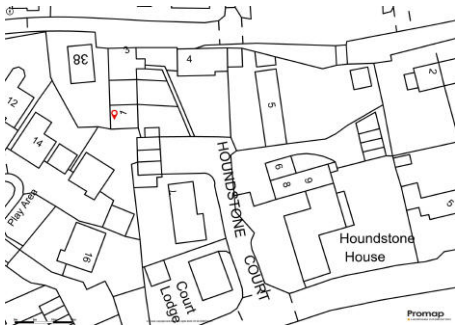
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TOTAL FLOOR AREA - 683 sq.ft. (63.5 sq.m.) approx.

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 is to their operability or efficiency can be given.
Made with [Floorplan Wizard](#)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		98
(69-80)	C		
(55-68)	D	91	
(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.

Part A

- *Council Tax Band* - C
- *Asking Price* - Guide price £220,000
- *Tenure* - Freehold

Part B

- *Property Type* - 2 Bed End of Terraced 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 (Combi boiler located in the kitchen, 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* - Garage & parking in front of the 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.
- *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 LOW RISK from Surface Water (defined as the chance of flooding each year as 0.1% and 1% each year).
- *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 property is unregistered at Land Registry. By law this will need "First Registration" by the buyer on completion, for which there is an additional charge over and above the normal transfer charge payable to Land Registry. We also cannot rule out the possibility of additional fees being charged by your conveyancer. Please make early enquiries of your conveyancer before making a commitment to purchase.

This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor, on the 28.02.2024. 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.