



Great Mead, Wyndham Park, Yeovil,
BA21 5EG

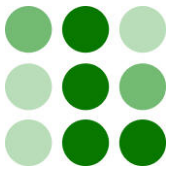
Guide Price £225,000
FREEHOLD

A two bedroom detached house set on the Wyndham Park development offering a good opportunity for First Time Buyer(s). The home benefits from a cloakroom, gas central heating, UPVC double glazing, en-suite to the main bedroom, enclosed rear garden and allocated parking for two cars. No Onward Chain.

 **LACEYS**
YEOVIL LTD



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37 Great Mead, Wyndham Park, Yeovil, BA21 5EG



- A Two Bedroom Detached House
- Wyndham Park Development
- Enclosed Rear Garden
- Gas Central Heating
- UPVC Double Glazing
- En-Suite To Main Bedroom
- Cloakroom
- Allocated Parking For Two Cars
- 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:

Front door to.

Entrance Hall

Radiator. Built in understairs cupboard. Laminate flooring. Doors to cloakroom, lounge & kitchen/diner.

Cloakroom

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

Lounge 3.87m (12'8") x 3.53m (11'7")

TV point. Radiator. Laminate flooring. UPVC double glazed window, front aspect. UPVC double glazed, double opening doors to the rear garden. Stairs up to the landing.

Kitchen 3.87m (12'8") x 3.53m (11'7")

Well fitted kitchen comprising inset stainless steel single drainer, single sink unit with mixer tap, rolltop worksurface with cupboards & drawers below. Built in oven & hob, extractor above. Recess for washing machine, plumbing in place. Recess for tumble dryer. Space for upright fridge/freezer. Wall mounted cupboards. Wall mounted combi boiler, housed in cupboard. Trail of spotlights. Laminate flooring. Space for table & chairs. UPVC double glazed windows, front & rear aspects. Door to the rear garden.

Landing

Hatch to loft space. UPVC double glazed window, rear aspect. Doors to both bedrooms and bathroom.

Bedroom One 3.88m (12'9") x 2.79m (9'2")

Radiator. Built in storage cupboard. UPVC double glazed window, front aspect. Door to the En-suite.

En-Suite

Comprising corner shower cubicle with wall mounted Mira Jump electric shower in situ, tiled surround. Pedestal wash basin. Low flush WC. Radiator. Shaver point. Extractor fan. Tiled floor. Tiled walls.

Bedroom Two 3.86m (12'8") x 2.57m (8'5")

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

Bathroom

White suite comprising bath with wall mounted Mira Jump electric shower in situ, tiled surround. Pedestal wash basin. Low flush WC. Shaver point. Radiator. Tiled floor. Extractor fan. Frosted UPVC double glazed window, front aspect.

Outside

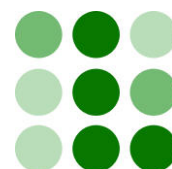
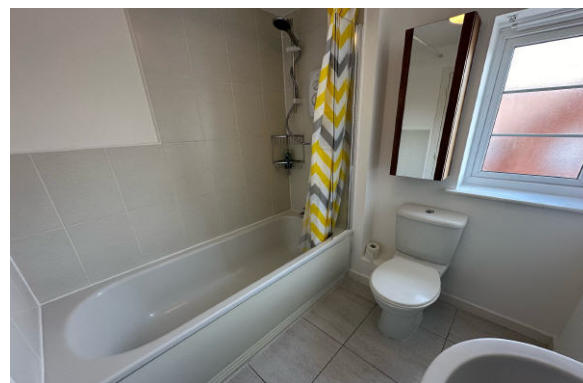
The rear garden comprises paved patio area & an astro area, bounded by timber fencing & walling. Timber gate provides access, also provides access to a path which leads to the two allocated car parking spaces to the rear of the home.

Material Information

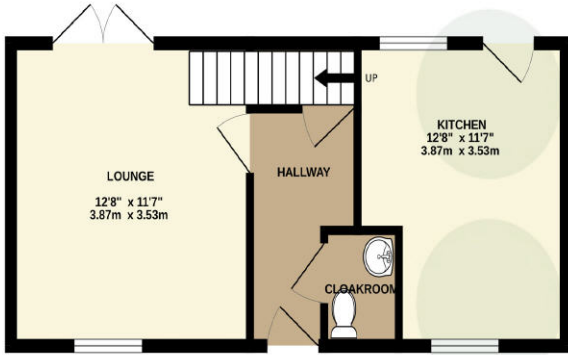
Freehold
EPC Rating = C
Council Tax Banding = A

Meadfleet charge £57.04 every 6 months for the upkeep of communal areas.

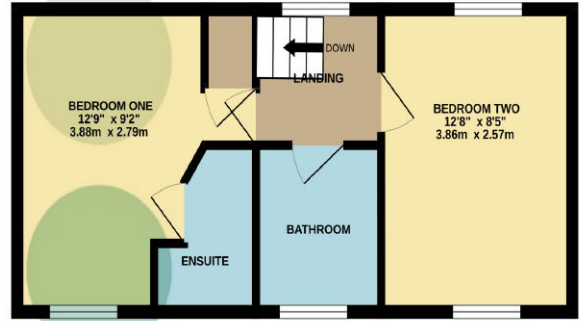
Please note the marketing photos being used are prior to the current tenants moving in from 2022



GROUND FLOOR
344 sq.ft. (31.9 sq.m.) approx.



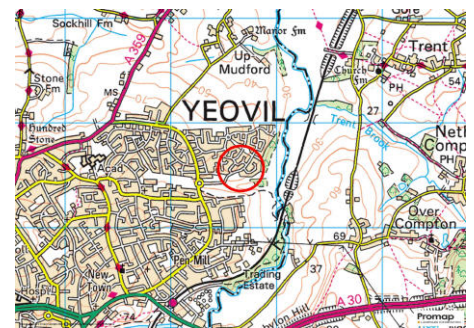
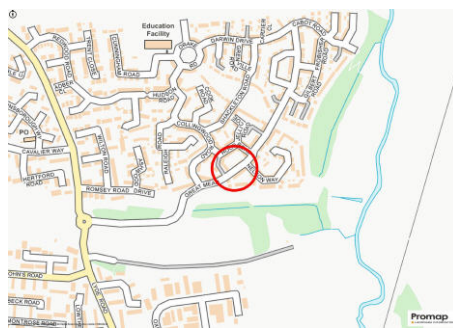
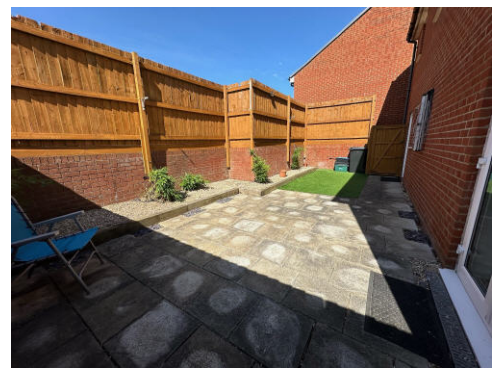
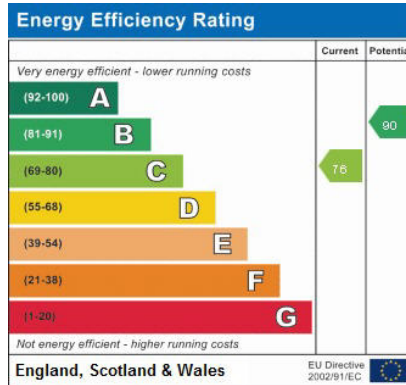
1ST FLOOR
344 sq.ft. (31.9 sq.m.) approx.



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TOTAL FLOOR AREA : 688 sq.ft. (63.9 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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