



Tower Road, Yeovil, BA21 4NQ

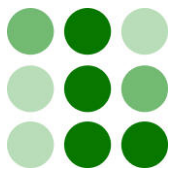
Guide Price £290,000
FREEHOLD

A well proportioned two bedroom, two reception room detached bungalow set in a quiet position, requiring some updating. The bungalow benefits from gas central heating, UPVC double glazing, a good-sized enclosed rear garden, garage and off road parking. No Onward Chain.

 **LACEYS**
YEOVIL LTD



12-14 Hendford, Yeovil, Somerset BA20 1TE
Tel: 01935 425115 Email: info@laceysyeovil.co.uk



60 Tower Road, Yeovil, BA21 4NQ



- A Well Proportioned Two Bedroom Detached Bungalow
- Two Reception Rooms
- Quiet Position, Popular Residential Location
- Good-Sized Enclosed Rear Garden
- Gas Central Heating and UPVC Double Glazing
- Garage and Off Road Parking
- 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:

Frosted double glazed front door to:

Entrance Hall

Built in airing cupboard with immersion tank. Telephone point. Coved ceiling. Hatch to loft space. Radiator. Doors to lounge, dining room, kitchen, both bedrooms and shower room.

Lounge 4.04m (13'3") x 3.65m (12'0")

Built in gas fire with tiled surround, back boiler in situ. Radiator. Tv point. Coved ceiling. Upvc double glazed window with front aspect. Sliding doors to dining room.

Dining Room 3.67m (12'0") x 3.15m (10'4")

Two radiators. Telephone point. Coved ceiling. Upvc double glazed door to rear garden.

Kitchen 3.15m (10'4") x 2.15m (7'1")

Comprising inset single drainer, single sink unit with mixer tap, rolled top worksurfaces with cupboards and drawers below. Recess for washing machine with plumbing in place. Recess for cooker. Recess for upright fridge/freezer. Wall mounted cupboards. Built in storage cupboards. Upvc double glazed window with rear aspect. Frosted double glazed door to rear garden.

Bedroom One 3.66m (12'0") x 3.39m (11'1")

Radiator. Upvc double glazed window with front aspect.

Bedroom Two 3.69m (12'1") x 3.15m (10'4")

Radiator. Upvc double glazed window with rear aspect.

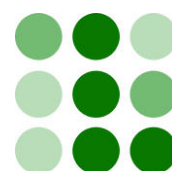
Shower Room 2.46m (8'1") x 1.76m (5'9")

Comprising double width shower cubicle with wall mounted Mir Sport electric shower. Panelled surround. Pedestal washbasin. Low flush WC. Wall mounted cupboards. Frosted Upvc double glazed window with front aspect.

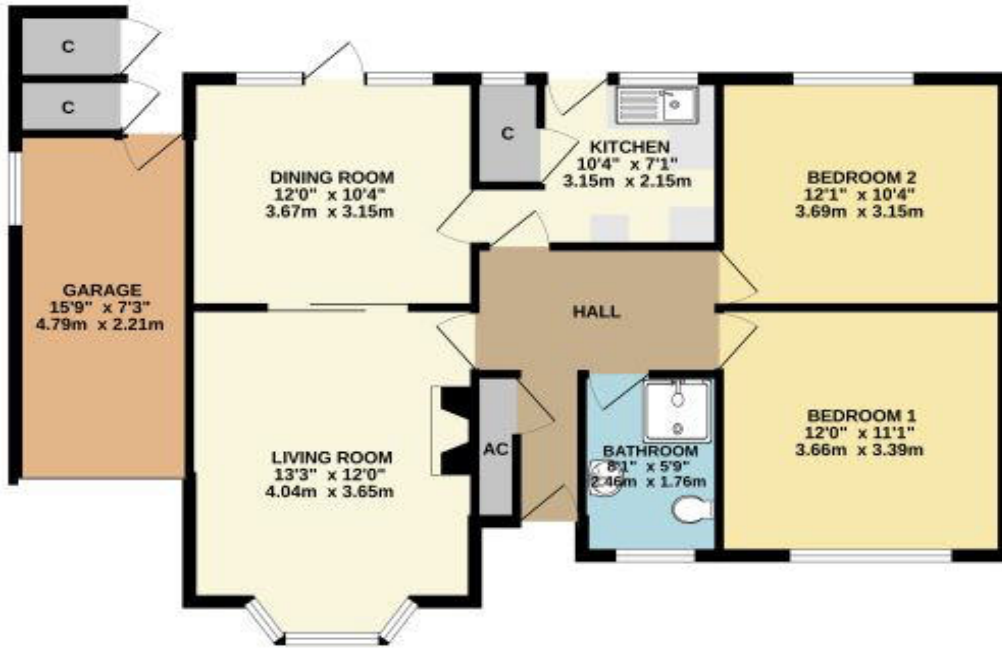
Outside

Rear garden is a good size lawn area. Garden pond. Outside tap. Outside light. Mature shrubs and trees in situ. Greenhouse. Garden is bounded by hedging, shrubs and fencing. Iron gate provides side access from the front. Doors to two stores and rear access to the garage.

Front garden is paved. Concrete drive provides off road parking and leads to the **Garage - 4.79m (15'9") x 2.21m (7'3")** with up and over door and with power and light connected. Bounded by fencing and walling. Double gates open onto the drive.

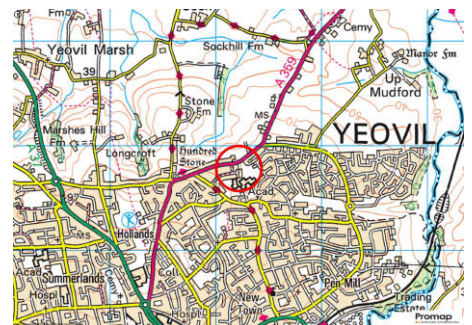
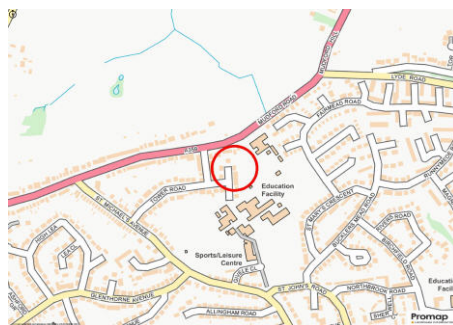


GROUND FLOOR
892 sq.ft. (82.9 sq.m.) approx.



TOTAL FLOOR AREA - 892 sq.ft. (82.9 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, niches 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.
 Made with Interopt 1/2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		32	
(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

Photographs are reproduced for general information and it must not be inferred that any item is included for sale / to let with this property. Please note floor plans are not to scale and are for identification purposes only. The photographs used in these particulars may have been taken with the use of a wide angle lens. If you have any queries as to the size of the accommodation or plot, please address these with the agent prior to making an appointment to view.

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 - D
- Asking Price - Guide Price £290,000
- Tenure - Freehold

Part B

- Property Type - Two Bed 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 (Back boiler in the lounge), Immersion Tank in airing cupboard in Entrance Hall provides 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 - Off road parking on driveway and 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; No trade or business. *More covenants in place refer to 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 HIGH RISK from Surface Water (defined as the chance of flooding as greater than 3.3%) 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) - F

Other Disclosures

The sellers have not personally inspected the property and therefore are unable to verify these details as correct. If any element is of particular importance to you, please double check when you attend your own viewing.

This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor, on the 22/01/2024. 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.