



Summerleaze Park, Yeovil, BA20 2BP

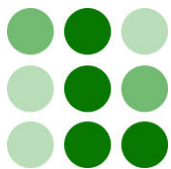
Guide Price £375,000  
FREEHOLD

A well presented & well proportioned three bedroom, two reception room semi-detached family home set in a tucked away position enjoying a fantastic plot to the rear (Planning approved to do a wrap around extension and an annex in the garden). The home benefits from UPVC double glazing, lovely enclosed rear garden, detached larger than average garage and off road parking. Also the added benefit of No Onward Chain.

 **LACEYS**  
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## 28 Summerleaze Park, Yeovil, BA20 2BP



- A Three Bedroom Semi-Detached Family Home
- Tucked Away Position, Sought After Residential Location
- Planning Applied For To Do A Wrap Around Extension & Annex In The Garden
- Two Reception Rooms
- Large Enclosed Garden
- Detached Larger Than Average Garage
- Off Road Parking
- UPVC Double Glazing
- Modern Kitchen
- Viewing Highly Advised

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 Hall

Wall mounted night storage heater. Dado rail. Two built in understair cupboards. Coved ceiling. Stairs to landing. Doors to lounge, dining room and kitchen.

### Lounge 3.61m (11'10") x 3.56m (11'8")

Built in fireplace, with tiled surround and mantle above. Wall mounted night storage heater. Tv point. Coved ceiling. Upvc double glazed window with front aspect.

### Dining Room 3.95m (13') x 3.15m (10'4")

Wall mounted night storage heater. Built in cupboard. Coved ceiling. Upvc double glazed window with rear aspect.

### Kitchen 2.73m (8'11") x 2.25m (7'5")

Modern kitchen comprising inset stainless steel, single drainer, single sink unit with mixer tap and tiled surround with rolled top worksurfaces with cupboards and drawers below. Built in oven and hob. Integrated fridge/freezer. Integrated washing machine. Wall mounted cupboards. Wall mounted night storage heater. Non slip flooring. Upvc double glazed window with rear aspect. Frosted Upvc double glazed door to:

### Side Lobby

Upvc double glazed windows. Upvc double glazed door to rear garden.

### Landing

Dado rail. Coved ceiling. Doors to all bedrooms and shower room.

### Bedroom One 3.58m (11'9") x 3.55m (11'8")

Built in airing cupboard. Picture rail. Upvc double glazed window with front aspect.

### Bedroom Two 3.95m (13') x 3.23m (10'7")

Picture rail. Upvc double glazed window with rear aspect.

### Bedroom Three 2.73m (8'11") x 2.28m (7'6")

Upvc double glazed window with rear aspect.

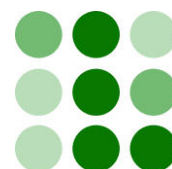
### Shower Room

White suite comprising double width shower cubicle with wall mounted shower in situ with tiled surround. Vanity sink unit coupled with low flush WC. Vinyl flooring. Wall mounted night storage heater. Hatch to loft space. Two frosted Upvc double glazed windows with front and side aspects.

### Outside

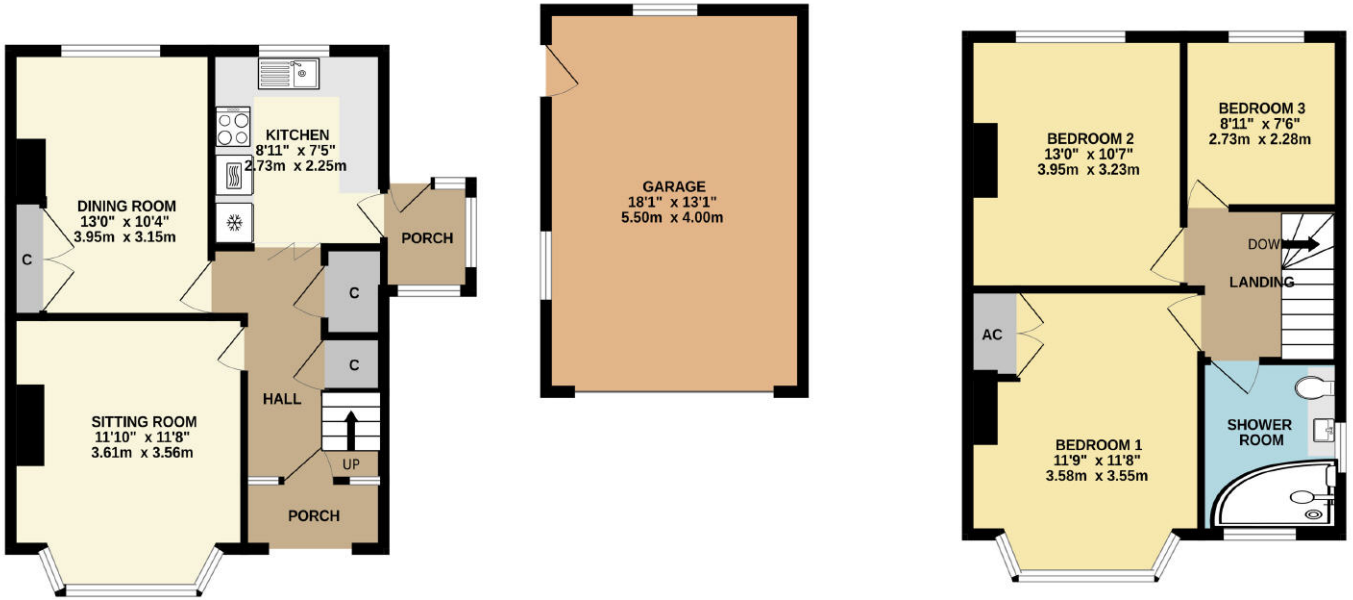
The rear garden is a real feature of the home, enjoying a lovely enclosed plot providing so much versatility. The main garden area is lawn with a selection of mature plants, shrubs & trees in situ. Hardstanding area at the lower end of the garden providing a seating area. Outside store. The garden is bounded by fencing & hedging and enjoys a good degree of privacy. Wooden door provides side access in to the larger than average detached garage.

To the front there is a cultivated area with plants & shrubs in situ. Concrete drive provides off road parking and leads to the **Detached Garage 5.50m (18'1") x 4.00m (13'1")** - Up & over door. Entrance canopy above the front door. Outside light.

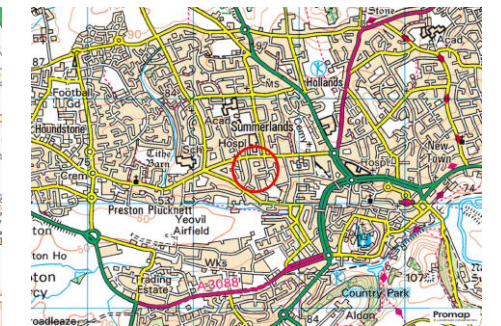
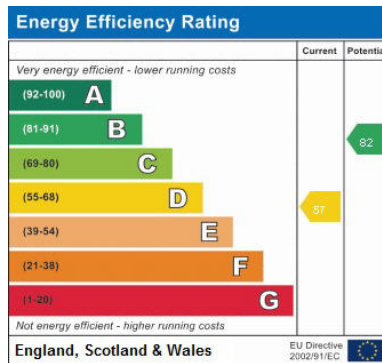


GROUND FLOOR

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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## 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* - £375,000 *Guide Price*
- *Tenure* - Freehold

### Part B

- *Property Type* - Semi-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
- *Sewerage* - Mains
- *Heating* - Night Storage Heaters, Open Fire in Lounge (Chimney would need checking), Immersion Tank in Bedroom One airing cupboard provides 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 along with off road parking on the 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.
- *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 as less than 0.1%)
- *Coastal Erosion Risk* - N/A
- *Planning Permission* - Our vendors have submitted an application to have a wrap around extension on the side/rear of the house and an annex in the garden (Planning approved 19.4.24)
- *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 25.01.2024. 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.