



Redwood Road, Yeovil, BA21 5XF

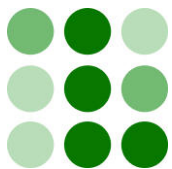
Guide Price £270,000
FREEHOLD

A well proportioned two bedroom semi-detached bungalow set in a quiet position. The bungalow benefits from gas central heating, UPVC double glazing, good-sized conservatory, additional hobby room, enclosed private rear garden, longer than average garage plus off road parking for several vehicles. No Onward Chain.

 **LACEYS**
YEOVIL LTD



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Tel: 01935 425115 Email: info@laceysyeovil.co.uk



Little Burrows, 34 Redwood Road, Yeovil, BA21 5XF



- A Two Bedroom Semi-Detached Bungalow
- Popular & Convenient Residential Location
- Double Length Detached Garage
- Enclosed Rear Garden
- Garden Room
- Gas Central Heating and Double Glazing
- Off Road Parking For Multiple Vehicles
- Shower Room
- 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:

Upvc double glazed front to:

Entrance Hall

Two radiators. Built in double fronted storage cupboard. Built in airing cupboard housing the Worcester Combi boiler. Hatch to loft space. Doors to lounge, two bedrooms and shower room.

Lounge 6.49m (21'4") x 3.65m (12')

Two radiators. Two radiators. Tv point. Telephone point. Coved ceiling. Built in fireplace. Glazed door to kitchen. Sliding door to garden room.

Kitchen 3.43m (11'3") x 2.21m (7'3")

Comprising inset stainless steel, 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 extracto over. Recess for washing machine with plumbing in place. Recess for under counter fridge. Wall mounted cupboards. Space for upright fridge/freezer. Vinyl flooring. Upvc double glazed window with front aspect.

Conservatory 6.72m (22'1") x 2.61m (8'7")

Radiator. Tiled floor. Double glazed sliding patio doors to rear garden. Door to:

Study/Hobby Room 4.59m (15'1") x 2.22m (7'3")

Radiator. Upvc double glazed window with front aspect.

Bedroom One 3.94m (12'11") x 2.62m (8'7")

Two radiators. Two Upvc double glazed windows with front aspects. Through to **Dressing Area 2.61m (8'7") x 1.90m (6'3")**.

Bedroom Two 3.20m (10'6") x 3.11m (10'2")

Radiator. Built in cupboards. Upvc double glazed window with rear aspect.

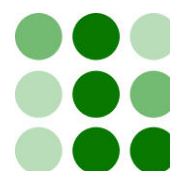
Shower Room

Suite comprising double width shower cubicle with wall mounted Tritin Enrich shower in situ with tiled surround. Vanity sink unit. Low flush Wc. Heated towel rail. Tiled floor. Wall mounted electric heater. Extractor fan. Frosted Upvc double glazed window with side aspect

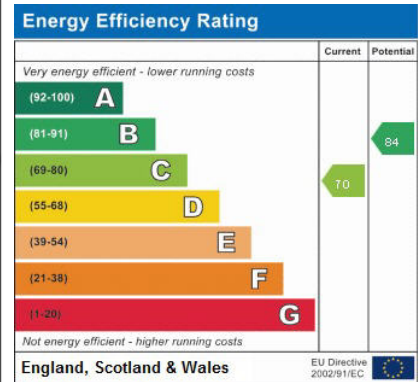
Outside

Rear garden comprises a paved patio area. Lawn area and gravelled sections. Outside light. Greenhouse. Wooden door provides side access to the garage. Garden is bounded by fencing. Timber gate provides access front drive.

The front garden comprising two lawn areas and gravelled sections. Concrete drive provides off road parking for multiple vehicles and access to the **Double Length Detached Garage/Workshop, Garage area 5.31m (17'5") x 3.03m (9'11"), Workshop area 6.14m (20'2") x 2.70m (8'10")** with up and over door. Power in place. Garden is bounded by hedging.

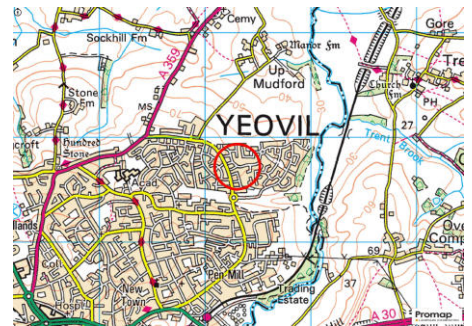
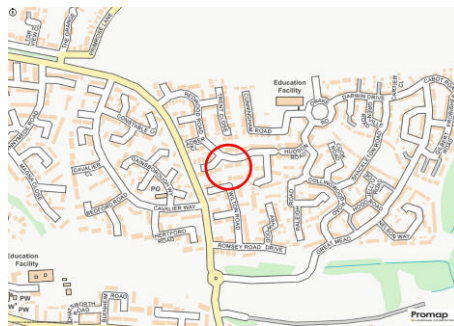
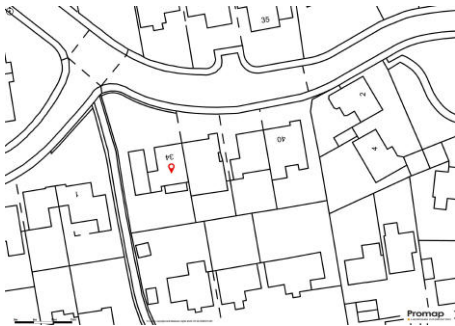


GROUND FLOOR
1426 sq.ft. (132.5 sq.m.) approx.



TOTAL FLOOR AREA : 1426 sq.ft. (132.5 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 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* - Guide Price £270,000
- *Tenure* - Freehold

Part B

- *Property Type* - Two Bed Semi 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 in the cupboard in the entrance hall, 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* - Off road parking via drive with garage also.

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. No caravans or other portable structure adapted for use as a sleeping compartment in the front garden. Not to keep any animals except such as are usually kept as domestic pets. *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 and Surface Water flooding (defined as the chance of flooding each year as less than 0.1%)
- *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) - C

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 05.03.2024. 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.