



Hawks Rise, Yeovil, BA22 8XT

Guide Price £240,000  
FREEHOLD

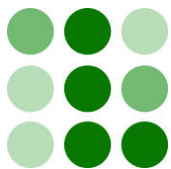
This well-maintained end of terrace house occupies a choice position within the popular Hawks Rise development. The accommodation includes an entrance hallway with coat cupboard and access to the downstairs cloakroom, a twin aspect sitting room and a well equipped kitchen/dining room with patio doors opening to the garden. On the first floor the landing provides access to the large main bedroom, a further good size double room and a sensible single bedroom. The family bathroom can also be found on this floor. The rear garden has been designed with ease of maintenance in mind and offers an area of lawn and a patio with gated side access. There is access to a car charging point whilst located in a block there is a single garage with parking in front.

 **LACEYS**  
**YEOVIL LTD**



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





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- Popular Hawks Rise Development
- Hallway
- Ground Floor Cloakroom
- Twin Aspect Sitting Room
- Kitchen/Dining Room
- Three Bedrooms
- Garage & Driveway Parking
- Outside Car Charger
- Double Glazed & Gas Central Heating

[www.rightmove.co.uk](http://www.rightmove.co.uk)  
[www.primelocation.com](http://www.primelocation.com)  
[www.zoopla.co.uk](http://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:

### Hallway

The ideal space to kick off shoes and hang coats. There is a useful storage cupboard, a radiator and spot lighting. Doors open to the sitting room and cloakroom with an opening leading to the kitchen.

### Cloakroom

Fitted with a wall hung wash basin with a tiled splashback and a low level WC. There is a ceiling light point, an extractor fan and a radiator.

### Sitting Room 4.88m (16'0") x 3.02m (9'11")

A twin aspect room with double glazed windows overlooking the front and side of the property. There are two radiators and a ceiling light point. An electric fire with surround provides a nice focal feature to the room.

### Kitchen/Dining Room 4.86m (15'11") x 2.56m (8'5")

This room feels particularly light with double glazed windows overlooking the front of the property and the garden with patio doors providing access. There is a good selection of wall, base and drawer units with wood effect work surfaces above. The one and a half bowl sink with mixer tap is conveniently situated under the rear facing window. There is a built in electric oven and gas hob with extractor hood above and space is available for a washing machine and fridge/freezer. A cupboard houses the Worcester boiler and there is a radiator.

### First Floor Landing

Doors open to all three bedrooms, the family bathroom and the airing cupboard which houses the hot water cylinder. There is a radiator, a ceiling light point and access via a hatch to the loft - we understand that the loft is partially boarded however there is no ladder.

### Bedroom One 4.88m (16'0") x 3.07m (10'1")

A generous double bedroom with double glazed windows facing the front and side. There is a built in wardrobe, a radiator and a ceiling light point.

### Bedroom Two 2.69m (8'10") x 2.62m (8'7")

A small double room with a double glazed window overlooking the front of the property. There is a radiator and a ceiling light point.

### Bedroom Three 2.66m (8'9") x 2.10m (6'11")

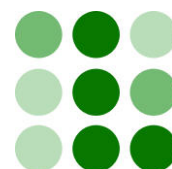
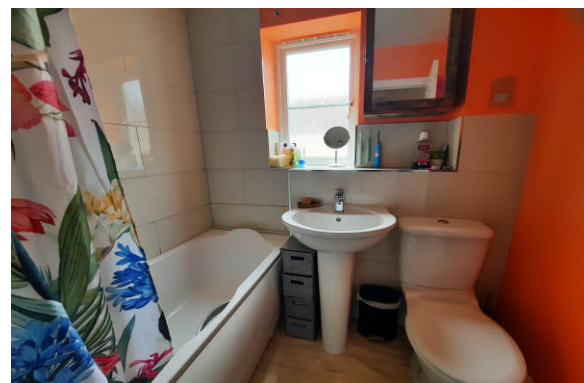
A single room with a radiator and a ceiling light point. A double glazed window overlooks the side of the property over the garden.

### Family Bathroom

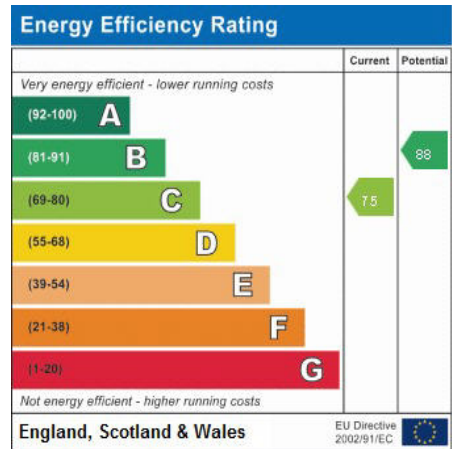
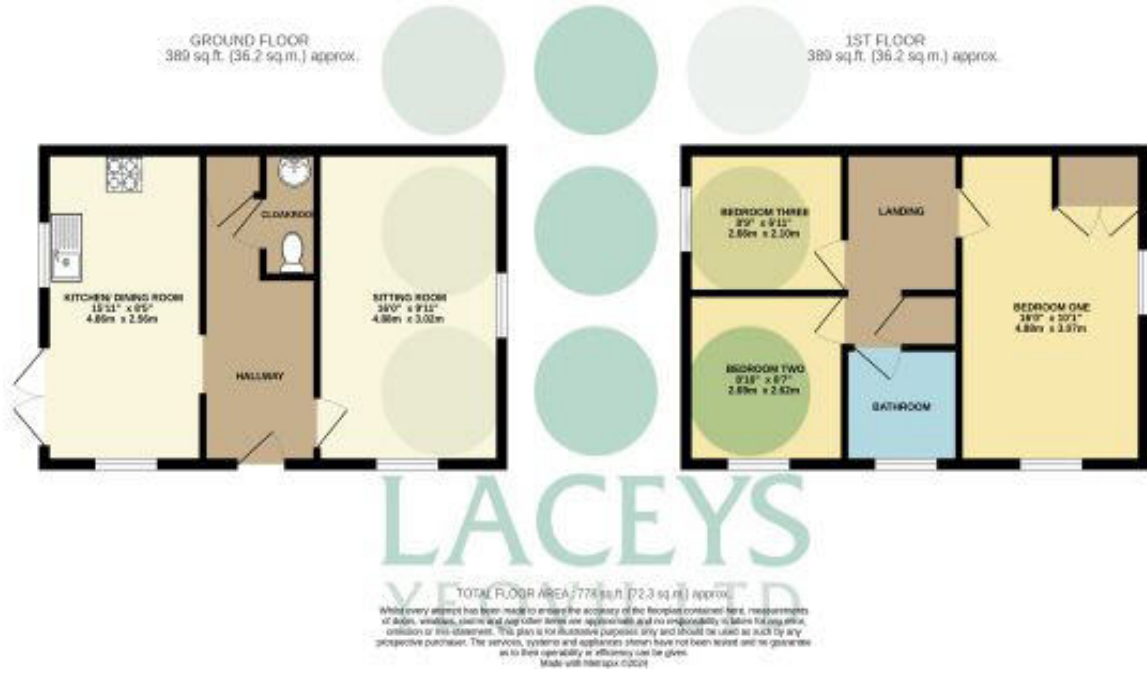
Fitted with a panel enclosed bath with mixer tap and thermostatically controlled shower above, a pedestal wash basin and a low level WC. There is an obscured double glazed window facing the front of the property, a heated towel rail, recessed spot lighting and an extractor fan.

### Outside

The rear garden can be accessed from the kitchen/dining room or alternatively there is gated side access to the front. Mostly walled the garden offers a blank canvass with an area of lawn and patio. There is a car charging point here.







**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 £240,000
- Tenure - Freehold

### Part B

- Property Type - 3 Bed End of Terrace House
- Property Construction - Standard
- Number And Types Of Rooms - See Details and Plan, all measurements being maximum dimensions provided between internal walls.
- Electricity Supply - Mains
- Water Supply - Mains (on a meter)
- Sewerage - Mains
- Heating - Gas (boiler is located in the kitchen/diner)
- 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 with 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.
- Restrictive Covenants- Not to carry on upon the said property or any building erected or to be erected thereon any trade or business or manufacture not to allow any part thereof to be use for the purpose of any public footpath or road or any other public amenity. No poultry or other livestock (other than domestic pets) shall be kept on any part of the property. Not to erect external TV aerials or satellite dishes without the consent of the transferor.
- 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 **15/03/2024**. 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.