



Free Street, Ilchester, BA22 8LY

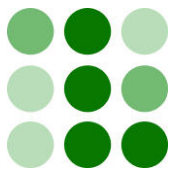
Guide Price £160,000
FREEHOLD

A two bedroom, two reception room mid-terrace house set in this popular village location that requires some updating. The home offers character and some quirkiness, along with benefitting from a very nice courtyard garden to the rear that offers reasonable privacy. No Onward Chain.

 **LACEYS**
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7 Free Street, Ilchester, BA22 8LY



- A Two Bedroom Terraced Home
- Two Reception Rooms
- Offers Character & Quirkiness
- Enclosed Courtyard Garden
- Some Updating Required
- Popular Village Location
- 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 front door to:

Entrance Lobby

Glazed door to lounge.

Lounge 4.62m (15'2") x 3.06 (10')

Brick built fireplace. Wall mounted night storage heater. TV point. Sash window, front aspect. Door to stairs. Throughway to dining room.

Dining Room 3.06m (10') x 2.56m (8'5")

Wall mounted night storage heater. Built in understairs cupboard. Secondary glazed window, rear aspect. Throughway to.

Kitchen 3.58m (11'9") x 1.70m (5'7")

Comprising inset stainless steel single drainer, 1 ½ bowl sink unit with mixer tap, tiled surround and rolltop work surface with cupboards & drawers below. Recess for cooker. Recess for washing machine, plumbing in place. Space for upright fridge/freezer. Wall mounted cupboards. Extractor fan. Laminate flooring. UPVC double glazed window, rear aspect. Single glazed window, rear aspect. Glazed door to the courtyard garden.

Landing

Hatch to roof space. Doors to both bedrooms & bathroom.

Bedroom One 3.66m (12') x 3.06m (10')

Ornamental fireplace. Wall mounted night storage heater. Built in cupboard. Sash window with secondary glazing, front aspect.

Bedroom Two 2.56m (8'5") x 1.98m (6'6")

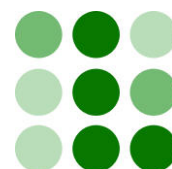
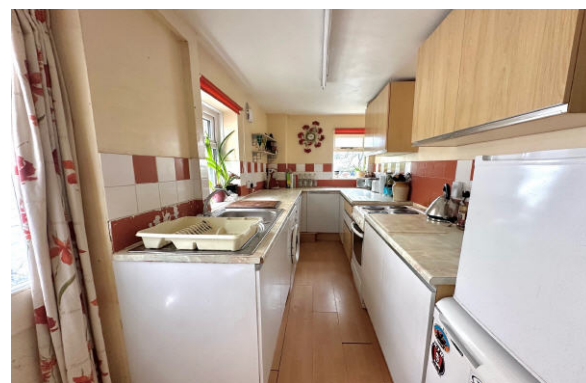
Secondary glazed window, rear aspect.

Bathroom 3.58m (11'9") x 1.70m (5'7")

White suite comprising bath with wall mounted Triton Enrich electric shower over, tiled surround. Pedestal wash basin. Low flush WC. Wall mounted electric heater. Extractor fan. Vinyl flooring. Frosted window, rear aspect.

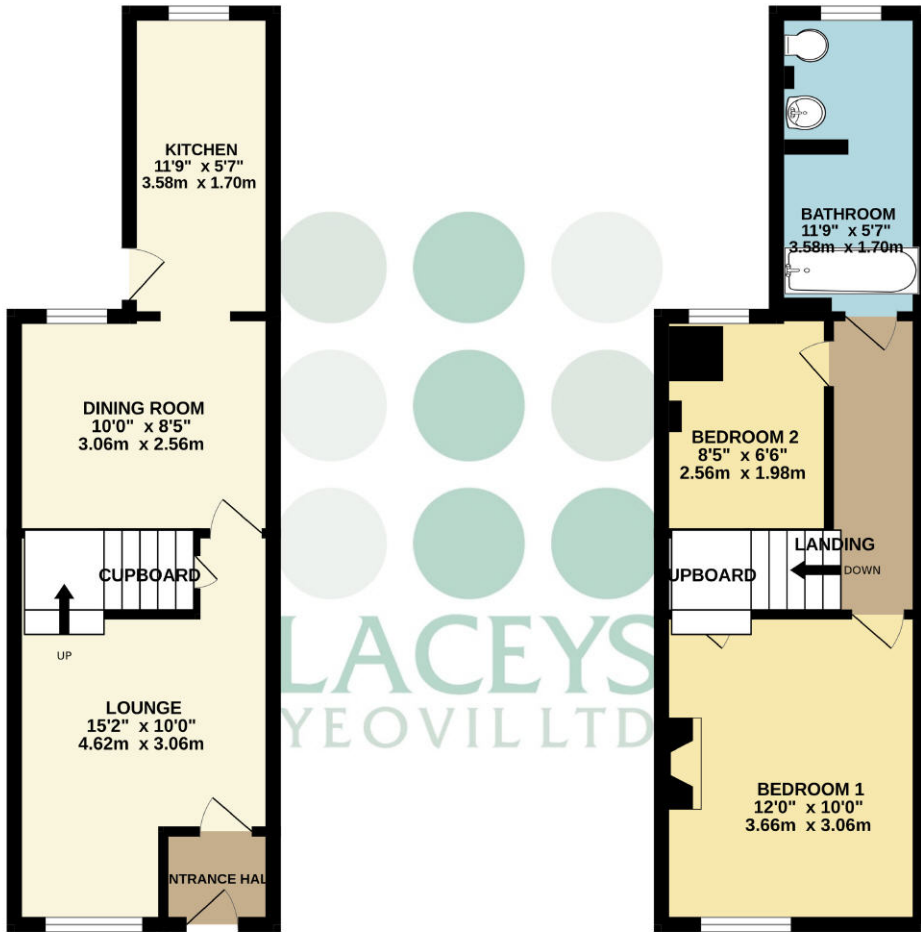
Outside

Enclosed courtyard garden that enjoys a good level of privacy, The courtyard is bounded by raised flowerbeds the garden is bounded by walling & fencing with a timber gate providing rear access via a shared walkway.



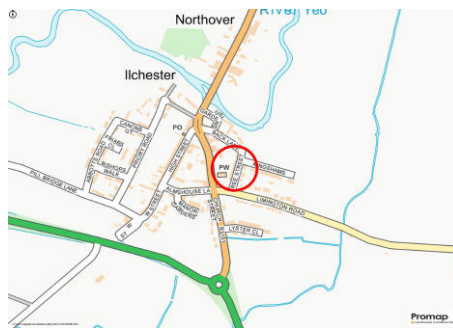
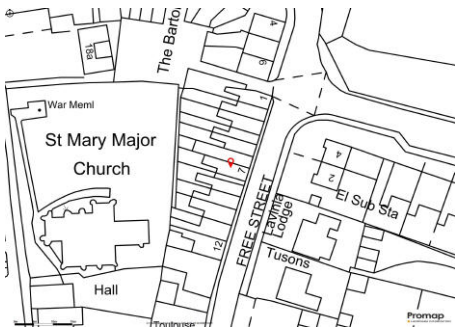
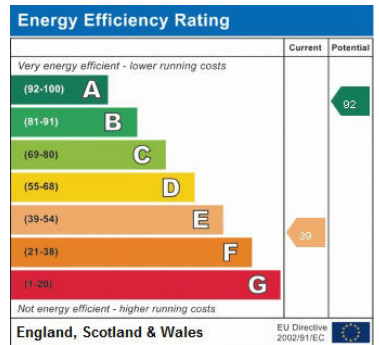
GROUND FLOOR
302 sq.ft. (28.1 sq.m.) approx.

1ST FLOOR
290 sq.ft. (26.9 sq.m.) approx.



TOTAL FLOOR AREA: 592 sq.ft. (55.0 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* - A
- *Asking Price* - Guide price £160,000
- *Tenure* - Freehold

Part B

- *Property Type* - 2 Bedroom Terraced 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* - Electric Heating, Night Storage Heaters, water heated by immersion tank.
- *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* - On road parking

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 LOW RISK from River/Sea (defined as the chance of flooding each year as 0.1% and 1%) and VERY LOW RISK from Surface Water flooding (defined as the chance of flooding each year as less than 0.1%). There is a risk of flooding from Sherborne Lake and Sutton Bingham Reservoirs, however flooding from reservoirs is extremely unlikely. An area is considered at risk if people's lives could be threatened in the event of a dam or reservoir failure.
- *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) - E

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 28/03/2024. 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.