



Stiby Road, Yeovil, BA21 3EE

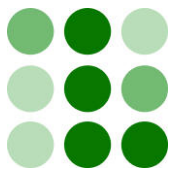
Guide Price £300,000
FREEHOLD

This deceptively spacious semi-detached home is situated in a most convenient location just off Ilchester Road and is within easy reach of primary, secondary and higher education facilities, is close to the hospital and also the town centre. There is a convenience store located near by. Upon entering the property there is an entrance hallway, a spacious living room, ground floor cloakroom and a fitted kitchen/dining room beyond which there is a further reception room. On the first floor the landing provides access to four double bedrooms and the family bathroom whilst outside there is ample driveway parking for multiple vehicles and an easy to maintain rear garden within which there is a garage/workshop with space and plumbing for appliances.

 **LACEYS
YEOVIL LTD**



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



23 Stiby Road, Yeovil, BA21 3EE



- Convenient Location Close to Schools, College, Town Centre & Shop
- Generous Accommodation Arranged Over Two Floors
- Good Size Living Room
- Fitted Kitchen/Breakfast Room
- Ground Floor Cloakroom
- Second Reception Room
- Four Good Size Bedrooms
- Rear Garden & Ample Driveway Parking
- Double Glazed Windows
- Gas Central Heating

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:

Entrance Hall

The ideal space to kick off shoes with stairs leading to the first floor and doors which open to the living room, cloakroom and kitchen/breakfast room. There is a useful under-stairs storage cupboard, a radiator and a ceiling light point.

Living Room 5.86m (19'3") x 3.64m (11'11")

A generous room with a large double glazed window overlooking the front of the property. There are two decorative ceiling lights, a radiator and an electric fire with surround providing a nice focal feature.

Cloakroom

Fitted with a WC and a vanity wash basin. There is an obscured double glazed window facing the side of the property and a ceiling lamp.

Kitchen/Breakfast Room 5.79m (19'0") x 2.91m (9'7")

The kitchen is well equipped with a good selection of wall, base and drawer units with work surfaces above whilst in the dining area there are further units which include glass fronted display cabinets. The sink with mixer tap is conveniently situated under the double glazed window overlooking the dining room and there is a built in dishwasher. Space is available for a range style cooker and a fridge/freezer. There is a radiator and two sets of track spot lighting. Double glazed doors open to the dining room.

Dining Room 4.95m (16'3") x 2.20m (7'3")

A good size additional reception room which is filled with plentiful natural light provided by the rear and side facing double glazed windows. There is a single door to the side and double doors opening to the main part of the garden. There are two sets of light fittings and a radiator.

First Floor Landing

Doors open to all four bedrooms, the bathroom and the airing cupboard. There is a ceiling light point and access is available to the loft.

Bedroom One 3.64m (11'11") x 3.03m (9'11")

A good size double room with a radiator and a ceiling light point. A large double glazed window overlooks the front of the property.

Bedroom Two 3.37m (11'1") x 3.00m (9'10")

The second bedroom overlooks the rear garden through the double glazed window. There is a radiator and a ceiling light point.

Bedroom Three 3.63m (11'11") x 2.72m (8'11")

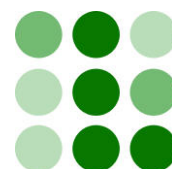
A further double room with a double glazed window facing the front of the property. There is a radiator and a ceiling light point.

Bedroom Four 2.71m (8'11") x 2.50m (8'2")

Currently being used as a home office, this comfortable single room/small double room has a double glazed window overlooking the front of the property. There is a tall built in cupboard, a radiator and a ceiling light point.

Bathroom

Fitted with a white suite comprising panel enclosed p-shaped bath with mixer tap and thermostatically controlled rainfall shower and hand held attachment above, a pedestal wash basin and a low level WC. There is spot lighting, an extractor fan, heated towel rail and underfloor heating. An obscured double glazed window faces the side of the property.



OUTSIDE

To the front of the property there is a long driveway with even more parking available on the shingle alongside. A gate provides access to the rear garden. The rear garden has been designed with ease of maintenance in mind with a patio area perfect for al-fresco dining and an area of lawn. There is an area of hardstanding and access is available via a double glazed door to the garage/workshop which also doubles up as a utility with space and plumbing for various appliances. There is power and water connected and a large double glazed window overlooks the garden.

GROUND FLOOR
667 sq.ft. (61.9 sq.m.) approx.

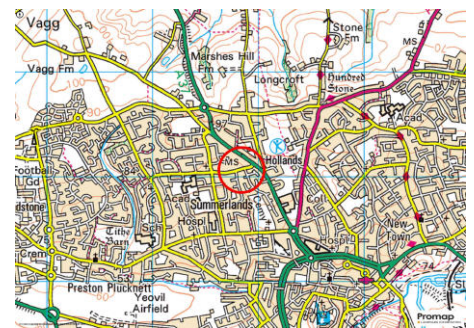
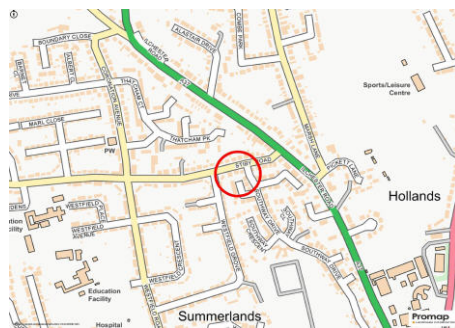
1ST FLOOR
555 sq.ft. (51.6 sq.m.) approx.



LACEYS
YEOVIL LTD

TOTAL FLOOR AREA: 1222 sq.ft. (113.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions 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 is as to their operability or efficiency can be given.
Made with floorplan 100204

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C		69
(55-68)	D		
(39-54)	E		
(21-38)	F		
(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 - C
- Asking Price - Guide Price £300,000
- Tenure - Freehold

Part B

- Property Type - 4 Bed Semi Detached 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 Central Heating (Boiler is located in the airing cupboard on the landing)
- Broadband - Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>. The vendor has advised the property has Jurassic Fibre.
- Mobile Signal/Coverage – Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>.
- Parking - Off road parking on the driveway.

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 - Not to erect or permit to be erected any hoarding for advertisement or for any other purposes on the property nor at any time to carry on or permit to be carried on there on any trade or business or to use or permit the same to be used for any other purpose than as a private dwelling house.
- 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 **27/3/2024**. 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.