



Evesham Avenue, Yeovil, BA21 3SP

Guide Price £240,000  
FREEHOLD

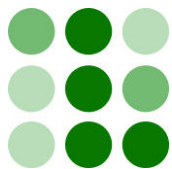
This extended two bedroom end of terrace bungalow is situated in the always popular development of Abbey Manor Park and is available for sale with no forward chain. The accommodation includes an entrance lobby with coat cupboard, a fitted kitchen, sitting room, rear hallway, shower room and two extended double bedrooms (one used as dining room at present). There is a driveway which leads to the single garage whilst to the rear there is a pretty, fully enclosed garden.

 **LACEYS**  
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8 Evesham Avenue, Yeovil, BA21 3SP



- Two Double Bedrooms
- Bungalow
- Fitted Kitchen
- Sitting Room
- Shower Room
- No Chain
- Gas Central Heating
- Double Glazed

[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:

### Entrance Lobby

A door opens to the sitting room and an opening provides access to the kitchen. A further door opens to a coat cupboard. There is an enclosed ceiling lamp and a telephone point.

### Kitchen 2.43m (8'0") x 2.20m (7'3")

Fitted with a good selection of wall, base and drawer units with work surfaces above. There is a built in hob and a stainless steel sink which is conveniently situated under the side facing double glazed window. There is space for a washing machine and fridge/freezer and there is a radiator.

### Living Room 5.38m (17'8") x 3.03m (9'11")

There is a decorative surround with an electric fire in front providing a nice focal feature to the room and a double glazed window overlooking the front of the property. There is a radiator and a decorative light fitting. A door opens to the rear hallway.

### Rear Hallway

A glazed door opens to the rear garden and further doors open to both bedrooms, the shower room and airing cupboard. There is a ceiling light point and access to the loft which we understand is boarded and has a pull down ladder.

### Bedroom One 3.00m (9'10") x 2.82m (9'3") + 2.51m (8'3") x 2.00m (6'7")

A good size double room with a decorative ceiling light fitting and a ceiling light point. There is a radiator and a double glazed window which overlooks the rear garden.

### Bedroom Two 2.66m (8'9") x 2.00m (6'7") + 2.34m (7'8") x 2.00m (6'7")

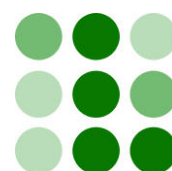
Currently being used as a dining room the second bedroom is also a nice size double room with doors opening to the garden and a double glazed window facing the side. There are two ceiling light points and a radiator.

### Shower Room

Fitted with a shower enclosure with thermostatically controlled shower, a pedestal wash basin and a low level WC. There is a window to the side, a radiator and a ceiling light point.

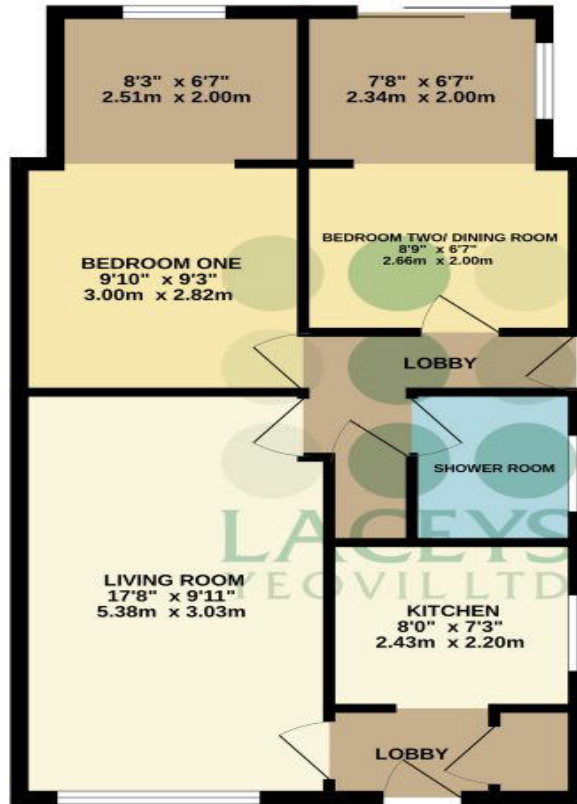
### Outside

The property sits nicely back from the road behind a small front garden with a driveway to the side leading to the **SINGLE GARAGE** which has an up and over door, power, light, window and door to the rear. The mature rear garden offers an area of lawn which is surrounded by mature shrubs and plants and there is a patio. Gated access leads to the front.



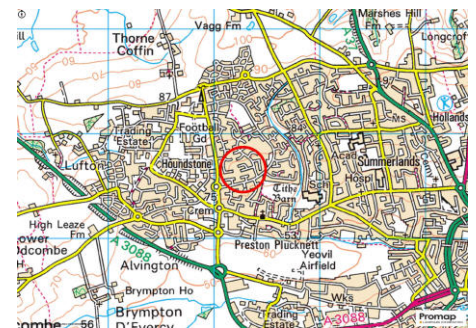
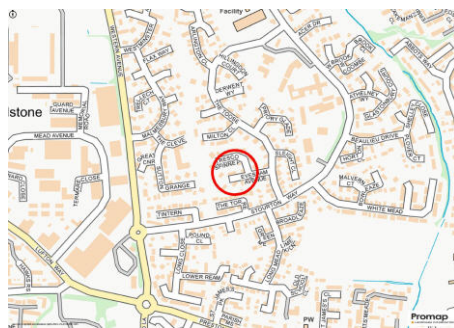


GROUND FLOOR  
597 sq.ft. (55.5 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		86
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	58	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 597 sq.ft. (55.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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**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* - 2 Bed End of Terrace Bungalow
- *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
- *Sewerage* - Mains
- *Heating* - Gas (boiler is located in the kitchen)
- *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* - Driveway Parking & 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.
- *Restrictions* - Not to use the property or permit the same to be used for any purpose whatsoever other than as a private dwelling house for a single family with garage and garden. Not to exhibit any advertisement name-plate placard or notice of any kind upon the property except name-plates and numbers of a reasonable size and a notice relating to the sale or letting of the property. Not to park any lorry van or other commercial vehicle permanently or temporarily on the property (except that a light vane used by an occupier of the property solely for the private purposes may be so parked) and without prejudice to the foregoing not to park any caravan boat horsebox or trailer on the property in front of the building line. There are other restrictions we suggest that you discuss these 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 (defined as the chance of flooding each year as less than 0.1%) and MEDIUM RISK from Surface Water (defined as the chance of flooding each year as between 1% and 3.3% each year.)
- *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)* - D

### 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 Laceys cannot be held liable for any changes post compilation or any accidental errors or omissions. Furthermore, Laceys 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.