



Wessex Road, Yeovil, BA21 3LR

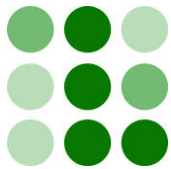
Guide Price £270,000
FREEHOLD

A well presented and well proportioned two bedroom, two reception room semi-detached bungalow set in this popular and convenient residential location. The bungalow benefits from UPVC double glazing, nice-sized enclosed rear garden, front garden, garage and off road parking for multiple vehicles. No Onward Chain.

 **LACEYS**
YEOVIL LTD



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



48 Wessex Road, Yeovil, BA21 3LR



- A Well Presented Two Bedroom Semi-Detached Bungalow
- Popular & Convenient Residential Location
- Two Reception Rooms
- Enclosed Rear Garden
- Garage
- Off Road Parking For Multiple Vehicles
- UPVC Double Glazing
- Shower Room
- Early Viewing Advised
- No Onward Chain

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 double glazed front door to.

Entrance Hall

Wall mounted night storage heater. Built in airing cupboard. Vinyl flooring. Hatch to loft space. Doors to lounge, both bedrooms, shower room & separate WC.

Lounge 5.06m (16'7") x 4.14m (13'7")

Built in electric fire with marble effect hearth, surround & mantle. TV point. Wall mounted night storage heater. Coved ceiling. UPVC double glazed sliding patio door to the rear garden. Door to the kitchen. Archway through to the dining area.

Dining Area 2.93m (9'7") x 2.45m (8')

Wall mounted night storage heater. Space for table & chairs. Coved ceiling. UPVC double glazed window, side aspect.

Kitchen 3.37m (11'1") x 2.56m (8'5")

Comprising inset stainless steel single drainer, single sink unit with mixer tap, tiled surround and rolltop worksurface with cupboards & drawers below. Recess for cooker. Recess for washing machine, plumbing in place. Space for upright fridge/freezer. Wall mounted cupboards. Trail of spotlights. Phone point. UPVC double glazed window, rear aspect.

Bedroom One 3.79m (12'5") x 3.18m (10'5")

Wall mounted night storage heater. Two sets of built in double fronted wardrobes, with overhead storage above. Coved ceiling. UPVC double glazed window, front aspect.

Bedroom Two 3.02m (9'11") x 2.89m (9'6")

Wall mounted night storage heater. Coved ceiling. UPVC double glazed window, front aspect.

Shower Room

Comprising walk in shower with wall mounted shower in situ, tiled surround. Pedestal wash basin, Wall mounted Dimplex electric heater. Tiled floor. Frosted UPVC double glazed window, side aspect.

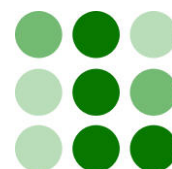
Separate WC

Low flush WC. Tiled floor. Frosted UPVC double glazed window, side aspect.

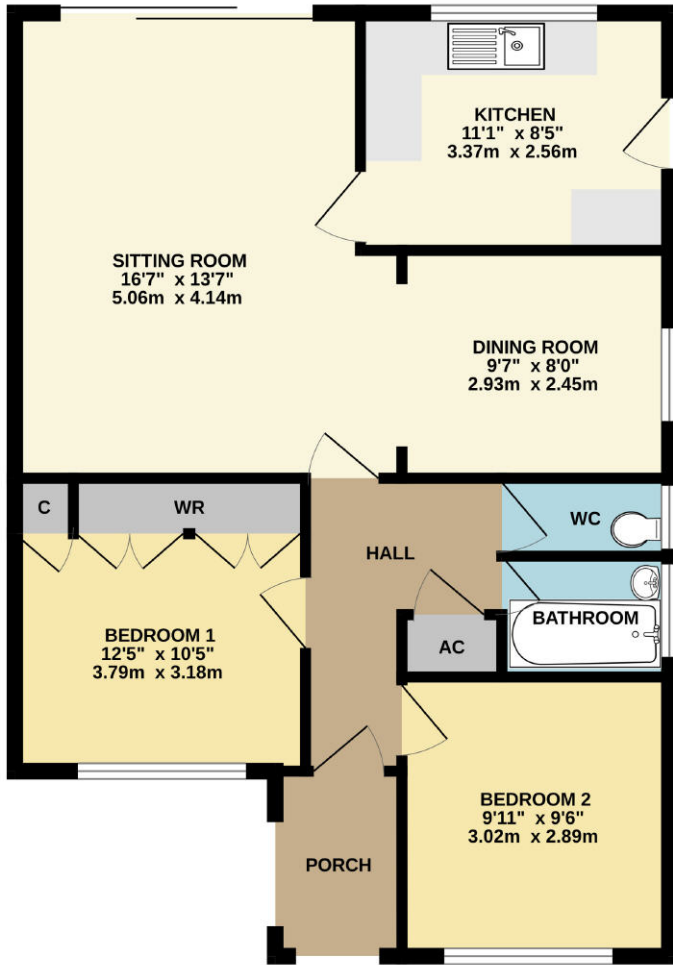
Outside

The rear garden comprises a paved patio/seating area which extends the width of the bungalow. Lawn area with flower borders to one side. Raised decking area to top end of the garden. Timber garden shed. The garden is bounded by fencing, timber gate provides side access and also leads to the garage & drive.

The front garden is a lawn area. Tarmac drive provides off road parking for multiple vehicles & leads to the garage - Up & over door. Path to the front door, canopy porch in situ.



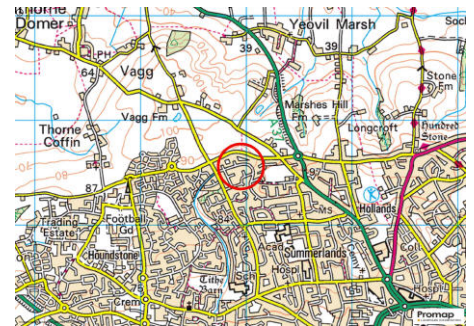
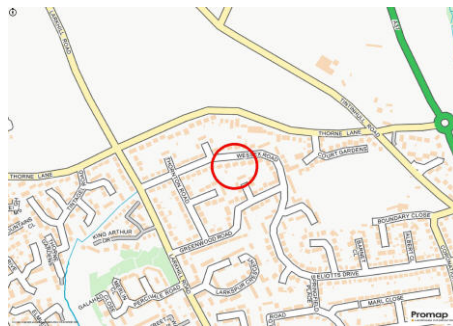
GROUND FLOOR
717 sq.ft. (66.7 sq.m.) approx.



| Energy Efficiency Rating | | Current | Potential |
|---|----------|---------|-------------------------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | 85 |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | 51 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | EU Directive 2002/91/EC |

TOTAL FLOOR AREA: 717 sq.ft. (66.7 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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Please Note

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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 £270,000
- *Tenure* - Freehold

Part B

- *Property Type* - 2 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* - Electric night storage heaters, hot water heated via cylinder in the airing cupboard.
- *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* - Garage and off road parking on a drive.

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; Not to use the premises or any part for the sale or manufacture of ale, beer, wine, spirits or other intoxicating liquors nor for any club or institution. Not to place on the premises or any part thereof any caravan or house on wheels or any other portable structure adapted for use as a sleeping apartment. Not knowingly to keep upon the premises or any part thereof of any animals except such as are usually kept as domestic pets. Not to erect any wall or fence or other structure between Wessex Road and the premises. *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) - 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 11/04/2024. 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.