



Montacute Road, Yeovil, BA22 8ZD

Offers Over £295,000  
FREEHOLD

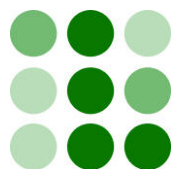
A very well presented & well proportioned three bedroom end of terrace family house set in a convenient & popular location. The home benefits from gas central heating, UPVC double glazing, cloakroom, utility room, en-suite to main bedroom, nice-sized enclosed rear garden, garage and off road parking

 **LACEYS**  
**YEOVIL LTD**



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130 Montacute Road, Yeovil, BA22 8ZD



- A Well Presented & Well Proportioned Three Bedroom Family Home
- Popular & Convenient Residential Location
- En-Suite To Main Bedroom
- Nice-Sized Enclosed Rear Garden
- Utility Room & Cloakroom
- Garage & Off Road Parking
- Gas Central Heating
- UPVC Double Glazing
- Early Viewing Advised

[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:

Front door to.

### Entrance Hall

Tiled floor. Stairs up to the landing. Doors to the lounge & kitchen/diner.

### Lounge 5.70m (18'8") x 3.14m (10'4")

Two radiators. TV point. UPVC double glazed window, front aspect. UPVC double glazed, double opening doors to the rear garden.

### Kitchen/Diner 5.70m (18'8") x 2.88m (9'5")

Modern well fitted kitchen comprising inset stainless steel single drainer, 1 ½ bowl sink unit with mixer tap, rolltop worksurface with a good range of cupboards & drawers below. Built in oven & hob with extractor hood over. Recess for dishwasher, plumbing in place. Recess for upright fridge/freezer. Wall mounted cupboards. Tiled floor. Space for table & chairs. Built in understairs cupboard. Inset ceiling spotlights. Two UPVC double glazed windows, front & rear aspects. Door to the utility room.

### Utility Room 1.95m (6'5") x 1.59m (5'3")

Built in worktop. Recess for washing machine, plumbing in place. Recess for tumble dryer. Wall mounted Ideal Logic combi boiler. Radiator. Tiled floor. Door to cloakroom. Frosted double glazed door to the rear garden.

### Cloakroom

Comprising low flush WC. Wall mounted wash basin. Radiator. Tiled floor.

### Landing

Hatch to loft space. Built in overstairs cupboard. UPVC double glazed window, rear aspect. Doors to all bedrooms & the bathroom.

### Bedroom One 5.67m (18'7") x 3.17m (10'5")

Two radiators. TV point. Two UPVC double glazed windows front & rear aspects. Door to the En-suite shower room.

### En-Suite Shower Room

Comprising double width shower cubicle with wall mounted shower, tiled surround. Pedestal wash basin. Low flush WC. Radiator. Extractor fan. Inset ceiling spotlights. Laminate flooring. Frosted UPVC double glazed window, front aspect.

### Bedroom Two 3.27m (10'9") x 2.54m (8'4")

Radiator. UPVC double glazed window, front aspect.

### Bedroom Three 2.80m (9'2") x 2.30m (7'7")

Radiator. UPVC double glazed window, rear aspect.

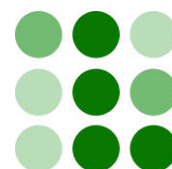
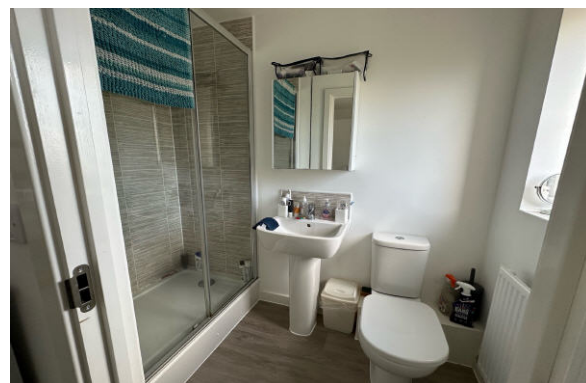
### Bathroom 2.21m (7'3") x 1.90m (6'3")

White suite comprising bath with mixer tap shower attachment, oversized head, tiled surround. Pedestal wash basin. Low flush WC. Radiator. Extractor fan. Inset ceiling spotlights. Laminate flooring. Frosted UPVC double glazed window, front aspect.

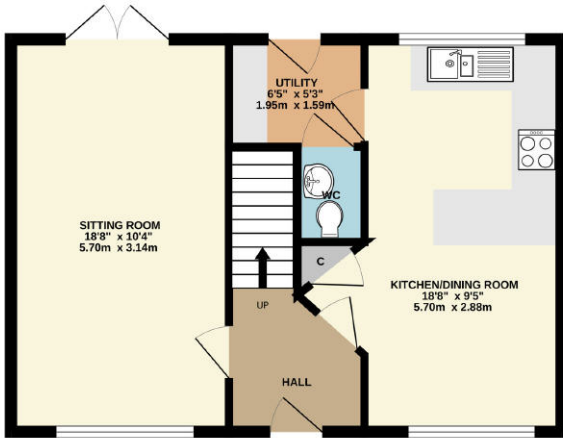
### Outside

The rear garden is a nice-sized area and comprises a paved patio area the width of the home. Outside tap. Lawn area with flowerbeds to one side. Further paved patio area to the top end of the garden. The garden is bounded by fencing & walling, a timber gate provides rear access and also leads to the garage & off road parking.

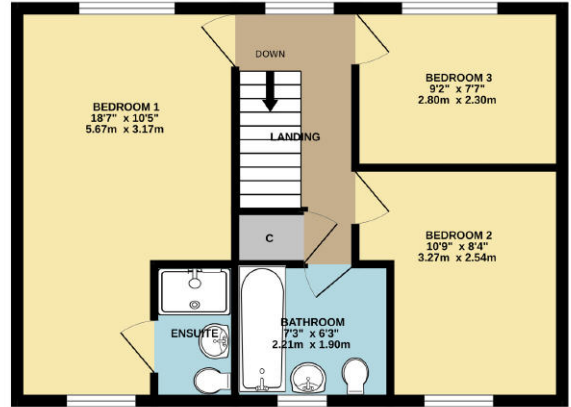
The front garden has slate chippings, with Iron railings bounding the area. Paved path to the front door, canopy above.



**GROUND FLOOR**  
496 sq.ft. (46.0 sq.m.) approx.

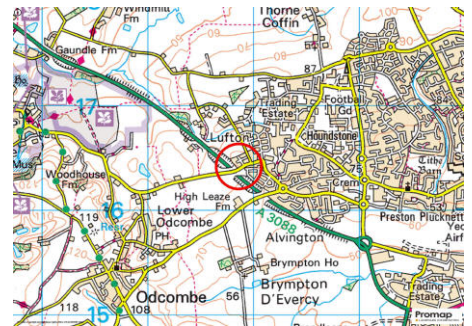
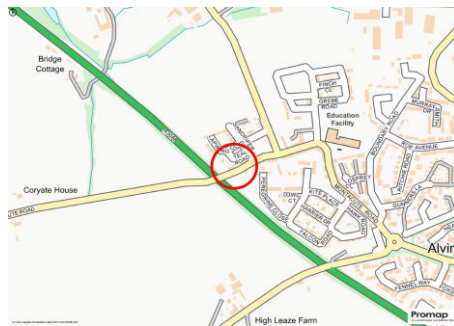
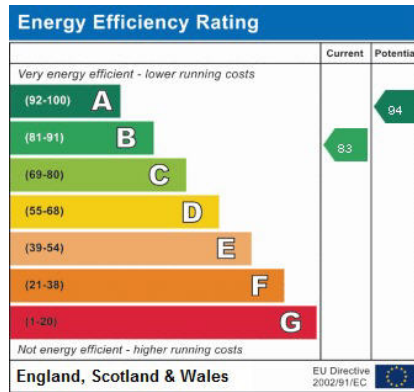


**1ST FLOOR**  
491 sq.ft. (45.6 sq.m.) approx.



**TOTAL FLOOR AREA: 986 sq.ft. (91.6 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**

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 - Offers Over £295,000
- Tenure - Freehold - Garage has a 999 year lease, less 3 days from date of lease, Peppercorn Ground Rent. Service Charge: Pay 10% of cost of repairs/services/insurance (see material information for additional info).

### Part B

- Property Type - 3 Bed End Terrace 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, on a water meter
- Sewerage - Mains
- Heating - Gas central heating, combi boiler in the utility room that also heats the hot water.
- Broadband - Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>. Current connection is FTTP.
- 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; There are restrictive covenants and rights in relation to estate electricity sub station. Not to use the property for any trade or business. Not to erect or construct any building or other structure whatsoever whether temporary or permanent on the property (except good quality domestic sheds & greenhouses of a size appropriate). Not to keep or feed or permit to be kept or fed on the property any animals other than normal household domestic pets. Not to park or cause or suffer or permit to be parked any commercial vehicle, caravan, mobile home, camper van or boat on the property. The original conveyance makes reference to rent charges in respect of the communal areas, but the vendor informs us no such charges have ever been charged and they were advised that it is the intention of the Council to adopt all communal external areas in due course (legal advisers should confirm this) **Garage** - No subletting garage separate from house. No partial selling, subletting or sharing of the garage. Use - one private motor vehicle or for storage, not to carry out any vehicles repairs in the garage, other than minor repairs. Not to store petrol, oil or other inflammable material. No business use in garage. \*More covenants in place refer to your solicitor.
- Rights and Easements - The land on which the whole estate is built contains rights & restrictions. We'd recommend you review 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) - B

### 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 15/04/2024. 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.