



Nash Lane, Yeovil, BA20 2HN

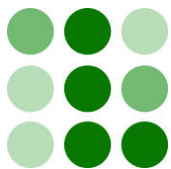
Guide Price £400,000
FREEHOLD

A well proportioned two bedroom, two reception room detached bungalow that requires updating throughout, that offer very good scope, set on a lovely plot with mature gardens to both front & rear aspects in this sought after residential location. The bungalow benefits from three loft areas with the correct staircase in place would provide very good extra accommodation, conservatory, detached garage and off road parking for multiple vehicles. No Onward Chain.

 **LACEYS**
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27 Nash Lane, Yeovil, BA20 2HN



- A Well Proportioned Two Bedroom Detached Bungalow
- Updating Required
- Sought After Residential Location
- Two Reception Rooms
- Huge Scope With Three Loft Spaces Already Set Out
- Lovely Sized Front & Rear Gardens
- Detached Garage
- Off Road Parking For Multiple Vehicles
- No Onward Chain
- Early Viewing Advised

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:

Glazed front door into;

Entrance Porch

Tiled floor. Brick arch. Glazed door to:

Entrance Hall

Wall mounted night storage heater. Telephone point. Doors to lounge, both bedrooms, kitchen and bathroom.

Lounge 6.36m (20'10") x 4.27m (14')

Brick built open fireplace. Two wall mounted night storage heaters. Parquet flooring. Tv point. Coved ceiling. Double glazed window with front aspect. Double doors to dining room.

Dining Room 3.68m (12'1") x 3.35m (11')

Tiled open fireplace. Wall mounted night storage heater. Upvc double glazed door to garden room. Door to kitchen.

Kitchen 3.26m (10'8") x 3.20m (10'6")

Comprising inset stainless steel single drainer sink unite with mixer tap, rolled top worksurfaces with cupboards and drawers below. Space for cooker. Space for fridge/freezer. Wall mounted night storage heater. Upvc double glazed window with rear aspect. Door to the conservatory. Door to utility room. Stairs to loft space.

Utility Room

Vinyl flooring. Double glazed window with rear aspect.

Conservatory 7.91m (25'11") x 2.42m (7'11")

Vinyl flooring. Door to rear garden.

Bedroom One 4.42m (14'6") x 3.22m (10'7")

Wall mounted night storage heater. Double glazed window with front aspect.

Bedroom Two 4.43m (14'6") x 2.41m (7'11")

Wall mounted night storage heater. Double glazed window with side aspect.

Bathroom

Suite comprising bath with wall mounted shower above and tiled surround. Pedestal washbasin. Low flush Wc. Built in airing cupboard with hot water tank. Built in cupboards. Wall mounted night storage heater. Vinyl flooring. Frosted double glazed window with side aspect.

Loft Space One

Velux window with rear aspect.

Loft Space Two

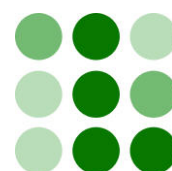
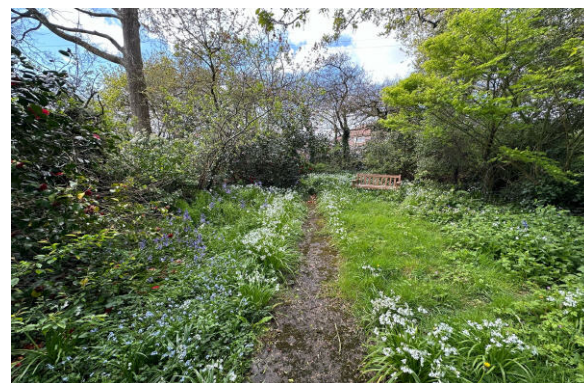
Window with front aspect. Wall mounted night storage heater. Door to Loft space three.

Loft Space Three

Wall mounted night storage heater. Double glazed window with side aspect.

Outside

One of the main features with this home are the lovely front & rear enclosed gardens that are both good-sizes. The rear garden comprises four sections, the first two sections are mature enclosed lawn areas with a good selection of plants, shrubs & trees in situ. Greenhouse. Outside store/shed. Path also leads down the side of the house to the front. The third & fourth sections offer lovely well stocked areas with a range of plants & shrubs in situ, All bounded by hedging & fencing.

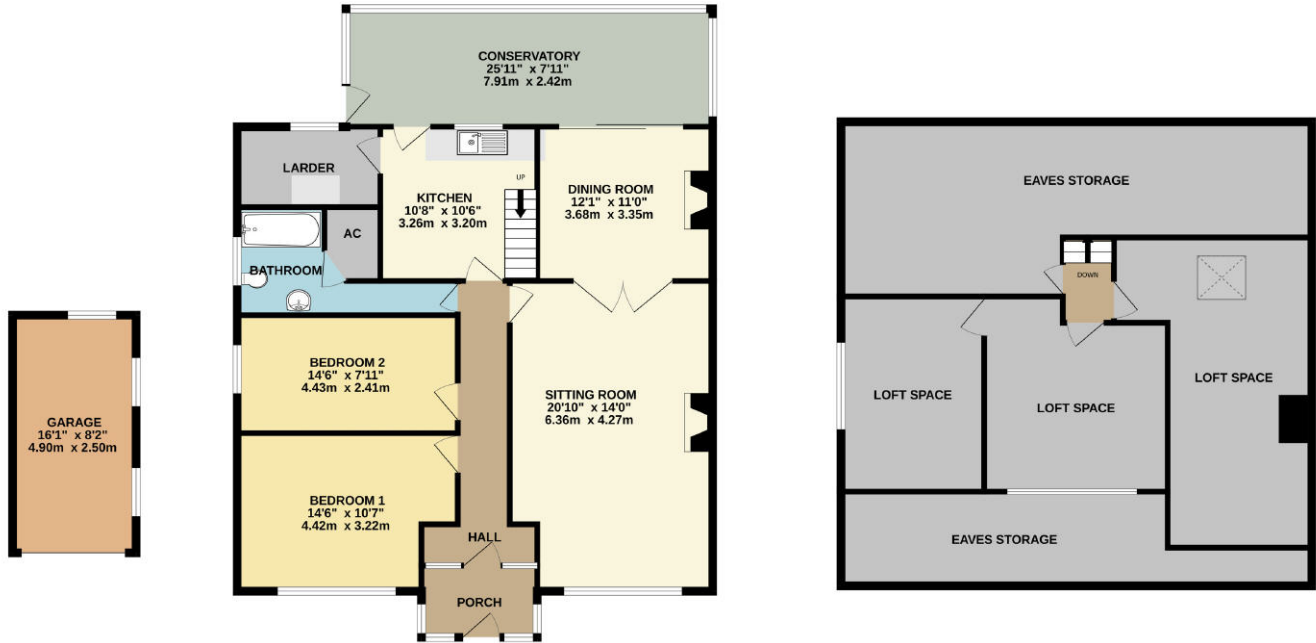


OUTSIDE

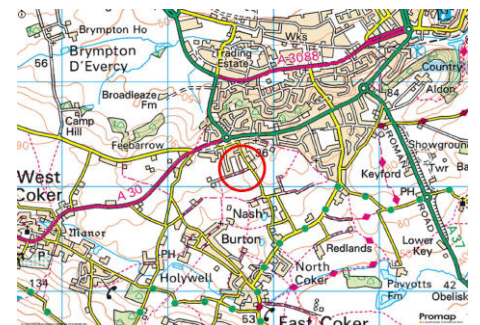
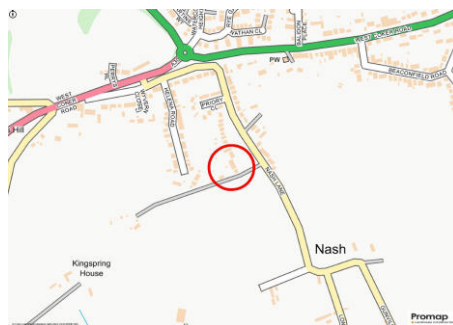
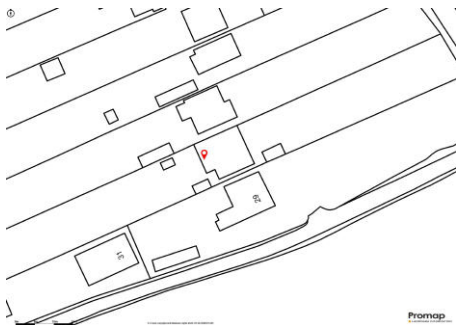
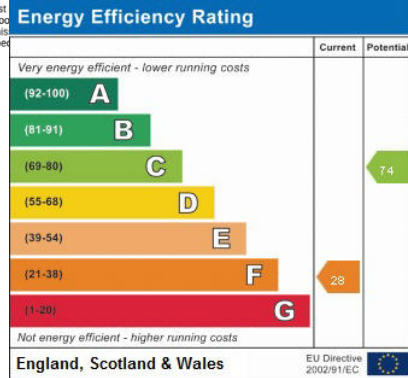
The front garden is also comprises two lawn areas, well stocked again with mature shrubs, plants & trees. There is a concrete drive that provides off road parking for multiple vehicles and also access to the **Detached Garage 4.90m (16'1") x 2.50m (8'2")**. Steps up to the front door. The front area is enclosed by hedging & fencing.

GROUND FLOOR
1376 sq.ft. (127.8 sq.m.) approx.

1ST FLOOR
1010 sq.ft. (93.8 sq.m.) approx.



TOTAL FLOOR AREA : 2386 sq.ft. (221.6 sq.m.) approx.



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* - E
- *Asking Price* - Guide Price £400,000
- *Tenure* - Freehold

Part B

- *Property Type* - 2 Bed 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 storage heaters, open fireplaces in the lounge & dining room, hot water cylinder in the airing cupboard in the bathroom 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>.
- *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.
- *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) - F

Other Disclosures

This property is unregistered at Land Registry. By law this will need "First Registration" by the buyer on completion, for which there is an additional charge over and above the normal transfer charge payable to Land Registry. We also cannot rule out the possibility of additional fees being charged by your conveyancer. Please make early enquiries of your conveyancer before making a commitment to purchase.

This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor, on the 27/03/2024. 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.