



Highmere, Yeovil, BA22 8AL

Guide Price £270,000  
FREEHOLD

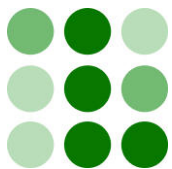
This very well presented modern semi-detached house is situated in a sought after location on the western side of Yeovil and has been tastefully improved by the current owners. Outside there is a low maintenance fully enclosed rear garden whilst to the side gates open to parking for two small /one large vehicle and an oversized garage. Upon entering the property you are greeted with an entrance hallway beyond which there is a recently re-fitted kitchen with space for a dining table and chairs, a cloakroom and a sitting room which benefits from having patio doors opening to the garden. On the first floor the larger of the two bedrooms offers a good selection of fitted wardrobes/cupboards, there is a further double bedroom and a single room. The family bathroom can also be found on this floor.

 **LACEYS**  
**YEOVIL LTD**



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22 Highmere, Yeovil, BA22 8AL



- Popular Location- Western Side Of Yeovil
- Semi-Detached
- Beautifully Presented
- Large Garage/Workshop & Parking
- Two Double Bedrooms & A Single Room
- Recently Fitted Kitchen With Space For A Table
- Private Enclosed Rear Garden
- Down Stairs WC

[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 Hallway

The hallway has doors which open to the cloakroom, sitting room and kitchen/dining room. A further small door opens to the under stairs storage cupboard. There is a radiator with cover and a decorative ceiling lamp with glass shade. Stairs provide access to the first floor.

### Cloakroom

Fitted with a low level WC and a pedestal wash basin. There is a ceiling light point, shelving and a radiator.

### Kitchen/Dining Room 4.85m x 2.48m (15'11" x 8'2")

A social space perfect for both cooking and dining which is fitted with a good selection of wall, base and pan drawers with a contemporary work surface above. There is a built in electric double oven/grill with an induction hob and extractor fan along with a dishwasher. Space is available for a washing machine and fridge/freezer and the under mount sink with mixer tap is conveniently situated under the front facing double glazed window. There is a further double glazed window in the dining area which overlooks the side of the property. Spot lighting can be found in the cooking area whilst lower glass shaded lighting can be found above the dining space.

### Sitting Room 4.69m x 2.94m (15'5" x 9'8")

The sitting room has a cosy feel and enjoys a pleasant outlook over the rear garden through the double glazed window. Double glazed patio doors provide access into the garden and there is a decorative ceiling light fitting. There is a radiator and a door opening to the hallway.

### Landing

Doors open to all three bedrooms and the airing cupboard which is shelved and houses the gas fired combination boiler. There is a smoke alarm, a radiator and access is available to the loft.

### Bedroom One 4.27m x 2.51m (14'0" x 8'3")

Offering an extensive selection of fitted wardrobes, cupboards and drawers, this double room enjoys a pleasant outlook over the front of the property. There is a radiator and a ceiling light point.

### Bedroom Two 4.29m x 2.53m (14'1" x 8'4")

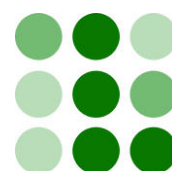
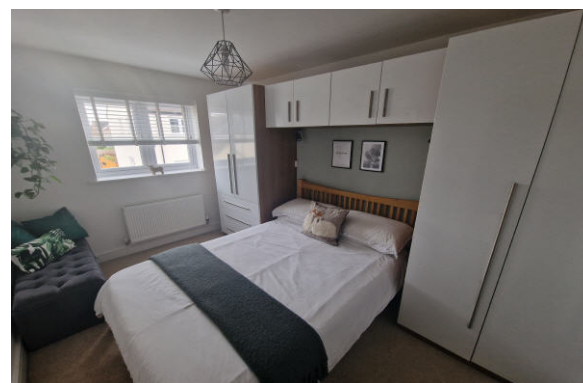
Offering a bespoke panel effect wall this charming double room has a double glazed window overlooking the rear garden, a radiator and a ceiling light point. There is a useful recess perfect for a dressing table or wardrobe.

### Bedroom Three 2.49m x 2.08m (8'2" x 6'10")

This single room is currently being used as an office and has a double glazed window overlooking the rear garden, a radiator and a ceiling light point.

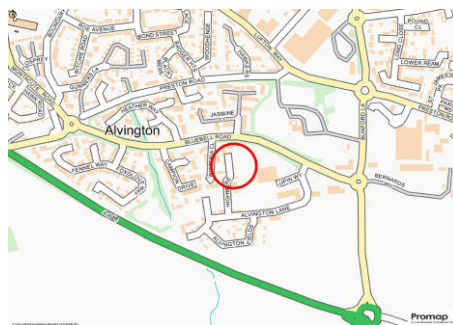
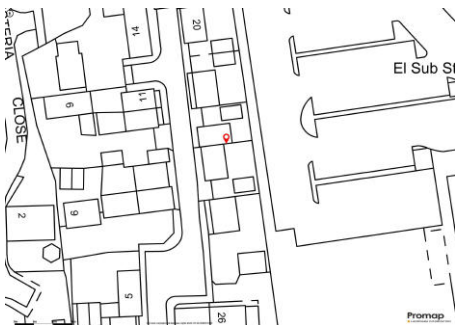
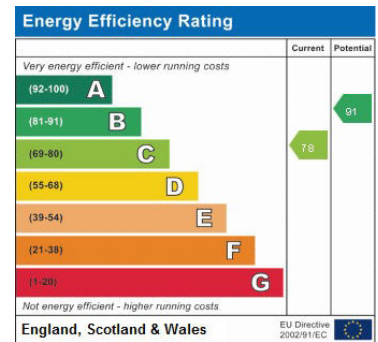
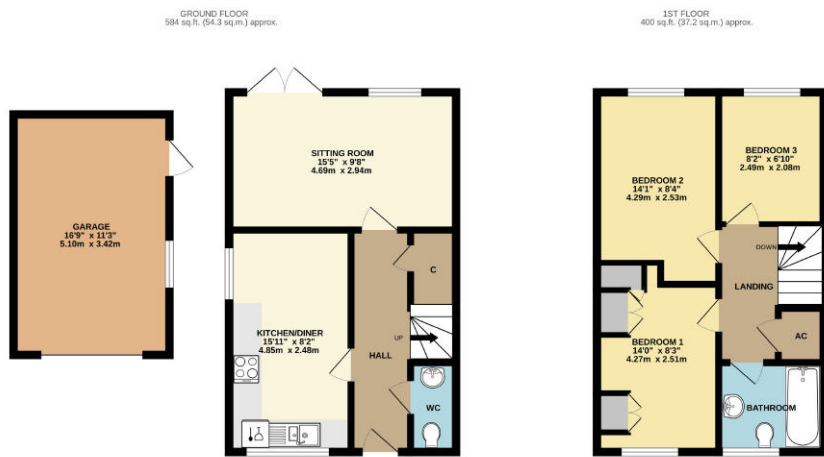
### Bathroom

The bathroom is well equipped with a panel enclosed bath with screen to side and an electric shower with rain fall head with additional hand held attachment, a pedestal wash basin with mixer tap and a low level WC. There is a large mirror with recessed spot lighting above, shaver point, radiator and an extractor fan. An obscured double glazed window faces the front of the property.



**OUTSIDE**

The property sits nicely back from the road behind an area of shingle with double gates to the side opening to the driveway which is perfect for parking two small cars/one large vehicle. Beyond the parking there is an oversized garage/workshop with power/light and a personal door to the garden. There is also additional gated side access to the rear garden which has been designed with ease of maintenance in mind and offers a good size patio perfect for al-fresco dining along with an area of lawn. There is useful storage area at the back of the garage and the garden is fully enclosed.



**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 £270,000
- Tenure - Freehold

### Part B

- Property Type - 3 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- metered
- Sewerage - Mains
- Heating - Mains Gas Central Heating- combi boiler (landing 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 - Gated Driveway Parking and oversized 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 other than a single private residence and not to carry out any trade of business at the property. Only to park a roadworthy and taxed motor car or motorcycle at the property (no caravan, boat or trailer) and not to erect or place any building structure fence wall or other obstruction on any such driveway or parking space. This also includes in-front of the property. Only standard size television equipment /one satellite dish to be installed (not to be affixed front elevation). Not to keep poultry, pigs, pigeons or noisy offensive or dangerous birds and animals. Not to erect any galvanised iron sheds roofs or fences or other galvanised structures on the property. Not to hang laundry at the front of the property. Not to do any vehicle maintenance or cleaning of the estate so as to cause a nuisance or annoyance to the other owners. There are drainage and sewage easements in relation to a strip of land at the front of the property.
- Rights and Easements -We're not aware of any significant/material rights and easements 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 -
- 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 **23/4/2024**. 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