



College Green, Yeovil, BA21 4JU

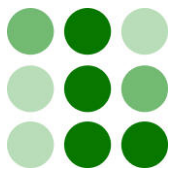
Guide Price £260,000
FREEHOLD

A three bedroom end of terrace family home set in this popular residential area in a convenient location. The home benefits from gas central heating, double glazing, conservatory, enclosed rear garden, garage and off road parking for several vehicles. No Onward Chain.

 **LACEYS**
YEOVIL LTD



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14 College Green, Yeovil, BA21 4JU



- A Three Bedroom End Of Terrace Family Home
- Convenient & Popular Residential Location
- Conservatory
- Enclosed Rear Garden
- Garage & Off Road Parking For 3-4 Vehicles
- Gas Central Heating
- UPVC Double Glazing
- No Onward Chain

www.rightmove.co.uk
www.primelocation.com
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:

Frosted front door to:

Entrance Hall

Radiator. Laminate flooring. Stairs to landing. Door to lounge.

Lounge 5.11m (16'9") x 3.18m (10'5")

Radiator. Tv Point. Coved ceiling. Upvc double glazed window with front aspect. Door to kitchen/diner.

Kitchen/Diner 4.26m (14'") x 2.65m (8'8")

Comprising inset single drainer, 1½ bowl sink unit with mixer tap, tiled surround, rolled top worksurfaces with cupboards and drawers below. Built in oven and hob with extractor over. Recess for washing machine with plumbing in place for two appliances (So dishwasher could be in situ). Recess for tumble dryer. Space for upright fridge/freezer. Wall mounted cupboards. Wall mounted boiler. Built in understairs cupboard. Laminate flooring. Radiator. Two trails of spotlights. Upvc double glazed window with rear aspect. Upvc double glazed double opening doors to conservatory.

Conservatory 4.01m (13'2") x 3.13m (10'3")

Laminate flooring. Radiator. Upvc double glazed window double opening door to rear garden. French door to garden. Internal door providing access to the Garage.

Landing

Built in airing cupboard with hot water cylinder. Hatch to loft space. Doors to all bedrooms and bathroom. Frosted Upvc double glazed window with side aspect.

Bedroom One 3.75m (12'4") x 3.01m (9'11")

Range of built in wardrobes. Built in overstairs cupboard. Radiator. Two Upvc double glazed windows both with front aspects.

Bedroom Two 2.96m (9'9") x 2.37m (7'9")

Radiator. Upvc double glazed window with rear aspect.

Bedroom Three 2.70m (8'10") x 1.82m (6')

Radiator. Upvc double glazed window with rear aspect.

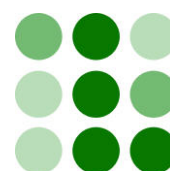
Bathroom

White suite comprising bath with mixer tap shower attachment. Wall mounted Mira Sport electric shower over with tiled surround. Pedestal washbasin. Low flush Wc. Radiator. Extractor fan. Tiled floor. Shaver point.

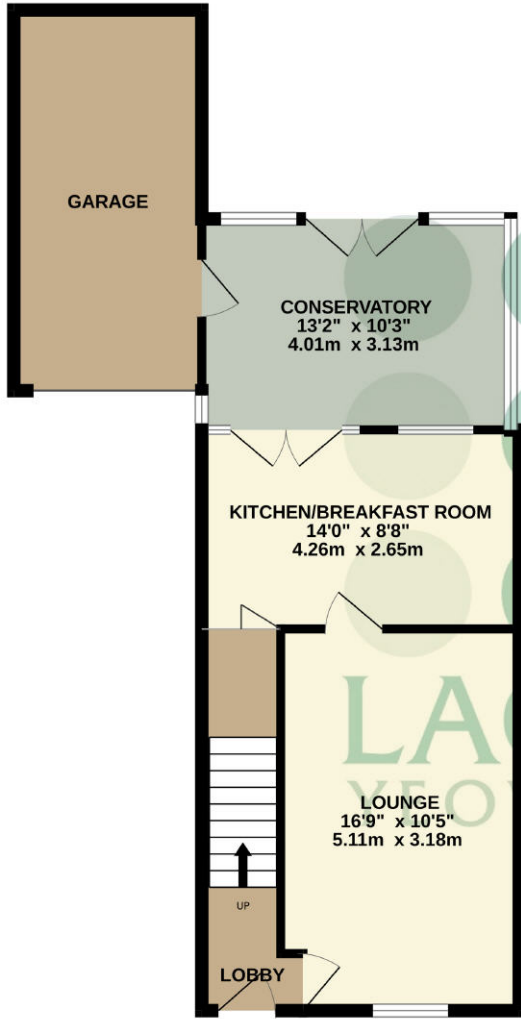
Outside

The rear garden comprises a paved patio area. Lawn area. Slate walkway to timber shed. Outside tap. Garden is bounded by fence.

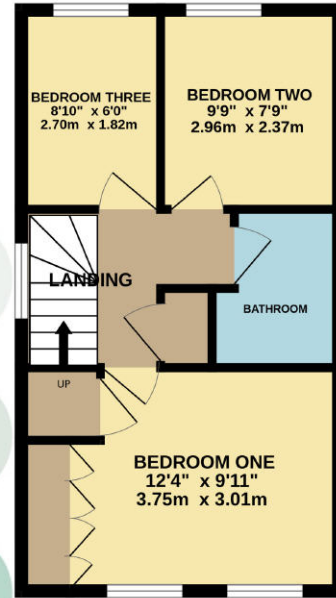
To the front there is a lawn area. Tarmac drive provides off road parking for 3-4 vehicles and leads to the garage. With up and over door with light and power connected.



GROUND FLOOR
614 sq.ft. (57.1 sq.m.) approx.



1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.

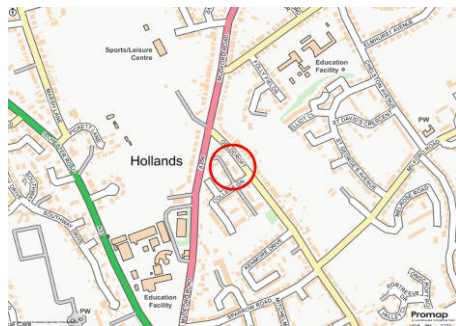


TOTAL FLOOR AREA: 967 sq.ft. (89.9 sq.m.) approx.

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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		88
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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 £260,000
- *Tenure* - Freehold

Part B

- *Property Type* - 3 Bed End of 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
- *Sewerage* - Mains
- *Heating* - Gas Central Heating boiler located in the kitchen, hot water tank in the airing cupboard providing 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* - Of road parking on a drive and a 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* - We'd recommend you review the Title/deeds of the property with your solicitor. Restricted Covenants include; No boats, trailers or caravans on the plot in advance of the building line. No trade or business or profession. No commercial vehicles the overall carrying capacity exceeds 600kg. Not to keep animals on the plot other than recognised domestic pets. Not to erect or plant or permit any gates, walls or fences or hedges whatsoever between the dwelling and the road *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) - C

Other Disclosures

TPO on Maple Tree in rear garden.

This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor, on the 2/5/2024. 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.