



Abbots Mill, Sutton Bingham, Yeovil,  
BA22 9QL

Guide Price £475,000  
FREEHOLD

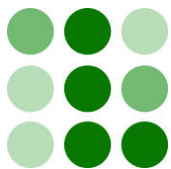
Situated in a delightful rural setting is this semi-detached family home which occupies a good size plot perfect for those with outdoor hobbies/those seeking a generous garden and parking. The accommodation includes a large porch, lobby, a cosy sitting room which features an open fireplace, a twin aspect fitted kitchen complete with breakfast bar, utility/cloaks and a dining room which has doors opening to the rear garden. On the first floor there is a large main bedroom which enjoys views to both the front and rear. a further good size double bedroom and a single room with built in bed/furniture. The family bathroom includes both a freestanding bath and separate shower whilst outside there is a large garden which extends to three sides and a double garage.

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## 4 Abbots Mill, Sutton Bingham ,Yeovil, BA22 9QL



- Rural Location Close to Sutton Bingham
- Semi-Detached House
- Large Gardens Extending to Three Sides
- Double Garage & Long Gravelled Driveway
- Three Bedrooms
- Utility/Cloaks
- Oil Central Heating
- Double Glazed

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**.

The **ACCOMMODATION** comprises:

#### **Porch**

The sizeable porch is the perfect space to kick off shoes and hang coats. A fully double glazed door opens to the lobby. There is a radiator and a ceiling light point.

#### **Lobby**

Doors open to the kitchen/breakfast room and sitting room. Stairs provide access to the first floor. There is a ceiling light point and a smoke alarm.

#### **Sitting Room 4.33m x 3.50m (14'2" x 11'6")**

This cosy room enjoys a pleasant outlook over the front garden through the double glazed window. The open feature fireplace provides a nice focal feature. There is a radiator and a ceiling light point.

#### **Kitchen/Breakfast Room 5.16m x 4.99m (16'11" x 16'4")**

Fitted with a good selection of wall, base and drawer units with solid wood work surfaces above. There is a useful breakfast bar and built in appliances include a Neff double oven/grill, electric hob with extractor hood above and a dishwasher. There is space for an American style Fridge/Freezer whilst underneath the stairs there is open storage. The stainless steel sink with mixer tap is conveniently situated under the rear facing double glazed window whilst to the front there are patio doors. There are three ceiling light points and an opening leading to the rear lobby.

#### **Rear Lobby**

A great additional storage space perfect for hanging extra coats. There is a tiled floor, a ceiling light point and a radiator. Doors open to the utility room and dining room.

#### **Utility Room/Cloaks**

Fitted with a low level WC and an inset stainless steel sink under which there is space for appliances. A double glazed window faces the side of the property. There is an enclosed ceiling lamp and a radiator.

#### **Dining Room 3.27m x 3.05m (10'9" x 10'0")**

Perfect for entertaining guests or socialising with family, this twin aspect room has a double glazed window to the side and large sliding double glazed doors providing access to the garden. There is a radiator and a ceiling light point.

#### **First Floor Landing**

The landing enjoys a pleasant open outlook to the rear through the double glazed window. Doors open to all three bedrooms and the family bathroom. Access is available to the loft. There is a radiator, a ceiling light point and a smoke alarm.

#### **Bedroom One 5.17m x 3.03m (17'0" x 9'11")**

This twin aspect large double room enjoys superb views. There is ample space for a large wardrobe and there are two radiators and a ceiling light point.

#### **Bedroom Two 4.33m x 3.50m (14'2" x 11'6")**

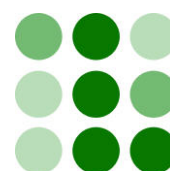
This double room has a built in wardrobe/recess with a double glazed window overlooking the front garden, a radiator and a ceiling light point.

#### **Bedroom Three 2.95m x 2.52m (9'8" x 8'3")**

This single room benefits from having a built in bed with pull out desk and drawers beneath. A double glazed window overlooks the front of the property. There is a radiator and a ceiling light point.

#### **Family Bathroom**

The family bathroom is fitted with a freestanding bath, separate walk in shower with rainfall style head and hand held attachment, a low level WC and a rather neat wall hung basin with mixer tap above which there is a mirror fronted cupboard. There is a heated towel rail, an enclosed ceiling lamp and an obscured double glazed window which faces the side of the property.



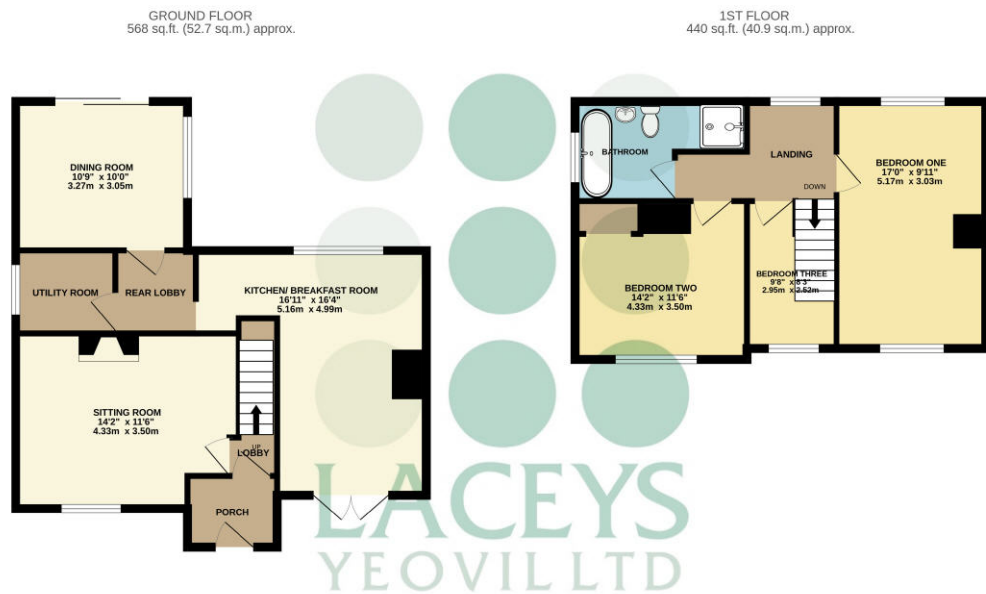


**OUTSIDE**

Approaching the property from the front you are met with two five bar gates which open to the long gravelled driveway which is flanked by areas of lawn with mature trees. Access is available to the double garage and a gate opens to the rear garden. The rear gardens is sizeable and is mainly laid to lawn offering somewhat of a blank canvass for any purchaser. There is a area of shingle adjacent to the garage perfect for storing trailers etc and the oil tank can also be found here. Stock style fencing to the rear allows one to enjoy the superb countryside views.

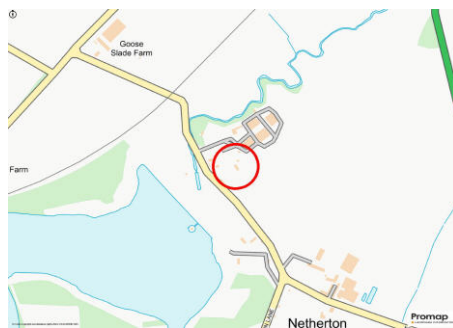
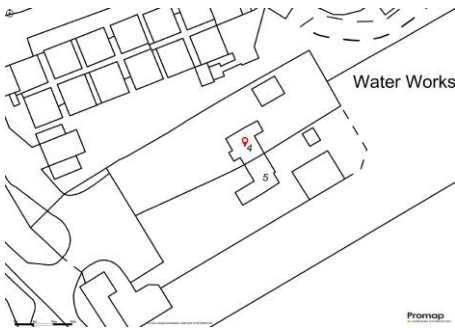
**Double Garage 20' 5" x 15' 1" (6.23m x 4.59m)**

With electric roller door to the front, power, light and double glazed windows to the rear and side.



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

TOTAL FLOOR AREA: 1008 sq.ft. (93.7 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplans 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 - Guide Price £475,000
- Tenure - Freehold

### Part B

- Property Type - Semi-Detached House
- Property Construction - Traditional Construction
- 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 - Oil Fired Central Heating
- 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 - Driveway Parking & Double 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.
- Rights and Easements -The right (in common with the vendor or its successors in title and all others having the like right) at all times with or without vehicles for all purposes connected with the use and enjoyment of the premises as a single private dwelling house but not for any other purpose whatsoever to pass and repass over and across the plot of land shown coloured brown on the said plan for the purpose of going between the highway know as Netherton Lane and the premises. To occupy the premises himself and not to permit any persons other than a member of his family also to occupy the premises. Not to construct any building or erection on the premises or to make any additions or alterations to the same except in accordance with plans elevations sections and specifications previously approved in writing by the vendors surveyor for the time being and to obtain all necessary planning consents and permissions and all other requisite permissions from local or other authorities. To contribute a fair proportion according to user of the cost of keeping the land coloured brown on the said plan in good repair and inspecting repairing renewing relaying cleaning and maintaining the said sewer or drain shown in part coloured green the proportion in case of difference to be determined by a single arbitrator appointed under the arbitration act 1950 or any statutory modification or replacement thereof. To insure the premises against loss or damage by fire and other risks. Please note that there are other rights/easements and we recommend you discuss these and the above with your legal representative.
- Flood Risk - According to the Environment Agency's website, the property is in an area at a LOW RISK from River/Sea and Surface Water flooding (defined as the chance of flooding each year of between 0.1% and 1% ). Reservoir risk - There is a risk of flooding from reservoirs in this area. The reservoirs that can affect this area are Sutton Bingham.
- 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) - D

### 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 1/5/2024. 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.