

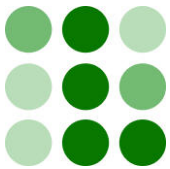


The Old Estate Yard, Montacute

Guide Price £270,000
Leasehold

Situated in an exclusive courtyard which once formed part of the National Trusts Montacute House Estate is this delightful two bedroom Grade II listed character cottage. The property which benefits from parking and a most attractive mature garden offers accommodation including an entrance lobby, modern fitted kitchen and a spacious twin aspect living/dining room. On the first floor the landing provides access to two bedrooms both of which benefit from fitted wardrobes. The family bathroom can also be found on this floor. The pretty cottage style garden offers an attractive oasis to unwind with plenty of variety and interest. There are sensible size patios perfect for al-fresco dining with plenty of mature shrubs and bushes all of which is bordered by mature hedging with a gate at the far end leading around to the parking area within in which there is a numbered parking space.

 **LACEYS**
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8 The Old Estate Yard, Montacute, Somerset, TA15 6UZ



- Forming Part Of The Original Estate Yard For Montacute House
- Two Bedroom Character Cottage
- First Floor Bathroom
- Mains Fired Gas Central Heating
- No Forward Chain
- Pretty Cottage Style Garden
- Parking

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:

Lobby

A useful space where one can kick off shoes with durable fitted matting. There is an enclosed ceiling light point, an opening to the kitchen and a door to the living room.

Sitting/Dining Room 24' 0" x 14' 10" (7.31m x 4.52m)

This comfortable twin aspect room offers ample space for both sitting and dining furniture with an electric fire with surround at one end providing a nice focal feature with built in cabinets alongside. There are two enclosed ceiling lamps and two radiators. Stairs provide access to the first floor.

Kitchen 9' 9" x 6' 3" (2.97m x 1.90m)

Fitted with good selection of wall, base and drawer units with wood effect work surfaces above. There is a glass front display cabinet and a tall larder cupboard offering additional storage. There is space for a cooker with extractor hood with spaces for further appliances. There are two sets of spot lighting, windows facing the side and rear and the gas fired boiler can be found in here.

Landing

A window faces the rear of the property and doors open to both the bedrooms and the family bathroom. A further door opens to a useful storage cupboard. There is a ceiling light point.

Bedroom One 10' 11" x 10' 10" (3.32m x 3.30m)

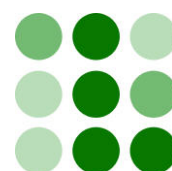
A good size double room which benefits from having fitted wardrobes. A window overlooks the front of the property. There is a radiator and a ceiling light point.

Bedroom Two 10' 3" x 7' 0" (3.12m x 2.13m)

A sensible size single room which once again benefits from a fitted wardrobe. A window overlooks the rear garden. There is a radiator and a ceiling light point.

Bathroom

The bathroom is fully tiled and fitted with a panelled enclosed bath with electric shower above, a low level WC and a pedestal wash basin. There is a radiator with a heated towel rail above and an enclosed ceiling light point.



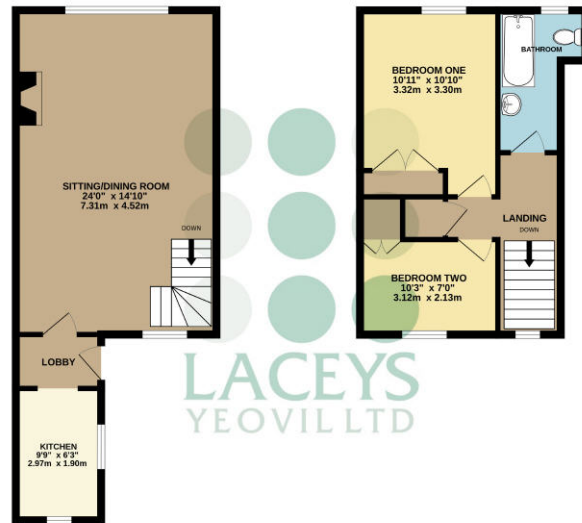
OUTSIDE

Approaching the property you are greeted with a well stocked cottage style garden which offers plenty of variety and interest. This includes generous patio areas, mature shrubs and bushes, an attractive rose arch and areas of shingle. The property is nicely screened from neighbours with hedging to both sides. A pedestrian footpath leads to the parking area in which the parking space for number 8 can be found.



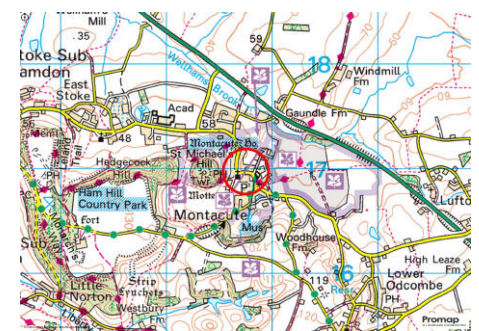
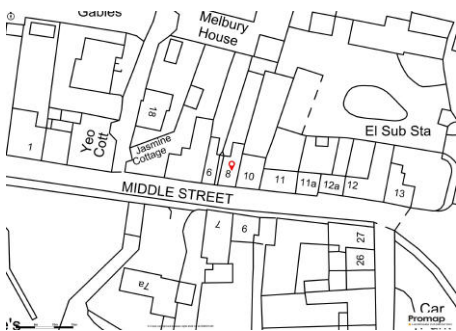
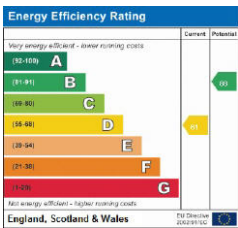
GROUND FLOOR
436 sq.ft. (40.3 sq.m.) approx.

FIRST FLOOR
382 sq.ft. (35.3 sq.m.) approx.



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TOTAL FLOOR AREA - 798 sq.ft. (74.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the statistics contained herein, measurements of areas, volumes, masses and quantities herein are approximate and no responsibility is taken by any person in relation to the same. The plans are for illustrative purposes only and should be used as a guide to the general arrangement. The finished appearance of the property may vary from that shown on the plans. We do not accept liability for any errors or omissions in this information.
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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 £270,000
- Tenure - Leasehold- Term 149 years from 13/8/1985. Modern Ground Rent provision shall not be inserted.
- Lease length - 110 years remaining.
- Service Charge - We understand that within the lease a proportion of costs relating to the maintenance of the grass and shingle area as you approach the parking area could be asked for. We understand that our seller has not been asked for any contributions during her ownership.
- Ground Rent -5p per annum (if demanded)payable 25th March each year. Our seller advises that during her ownership she has never been asked for this.

Part B

- Property Type - Terraced House
- Property Construction - Standard 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 - Mains Gas Fired Combination Boiler
- 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 - Allocated Parking Space

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 - To insure the building in joint names with the National Trust. Not to assign or underlet or part with the possession of part only of the demised premises. Not to underlet or part with the possession of the whole of the demised premises. Not to assign the whole of the demised premises without the prior written consent of the Trust such consent not to be unreasonably withheld- terms apply. Decorate exterior once every 5 years. Decorate interior once every 7 years. Sweep chimney once a year. No new buildings on-site, nor alter or add to existing either externally or internally what so ever. Use as private dwelling house in one occupation only. No trade, business, manufacture or illegal immoral purposes. No caravans, tents, mobile homes on-site what so ever. No sale by auction on-site. No aerials on exterior.
- Rights and Easements -Right of way pedestrian and vehicular over common area and driveway. Use of visitors parking spaces.
- Flood Risk - According to the Environment Agency's website, the property is in an area at a VERY LOW RISK from River/ Sea Water flooding (defined as the chance of flooding each year as less than 0.1%) Surface Water-High risk means that this area has a chance of flooding of greater than 3.3% each year.
- 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 apart from the fact that part of the family bathroom over sails the ground floor of the neighbouring property.

This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor, on the **8th May 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.