



Brigadier Close, Houndstone, Yeovil,
BA22 8SR

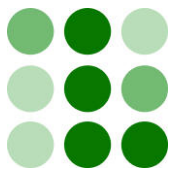
Guide Price £290,000
FREEHOLD

A well presented & well proportioned three bedroom semi-detached home set in a sought after residential location. The home benefits from gas central heating, double glazing, conservatory, newly fitted modern kitchen, nice-sized enclosed rear garden, garage and off road parking.

 **LACEYS**
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7 Brigadier Close, Houndstone, Yeovil, BA22 8SR



- A Three Bedroom Semi-Detached Family Home
- Popular Residential Location
- Nice-Sized Enclosed Rear Garden
- Conservatory
- Detached Garage
- Off Road Parking For 2-3 Vehicles
- Gas Central Heating
- UPVC Double Glazing

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 double glazed front door to.

Entrance Hall

Radiator. Coved ceiling. Stairs up to the landing. Door to the lounge.

Lounge 4.16m (13'8") x 3.58m (11'9")

Radiator. TV point. Phone point. Built in understairs cupboard. Coved ceiling. UPVC double glazed window, front aspect. Glazed door to the kitchen/diner.

Kitchen/Diner 4.56m (15') x 2.87m (9'5")

Modern kitchen comprising inset stainless steel single drainer, 1 ½ bowl sink unit with mixer tap. Rolltop worksurface with cupboards & drawers below. Built in oven & gas hob with extractor above. Recess for washing machine, plumbing in place. Space for upright fridge/freezer. Wall mounted cupboards. Wall mounted Worcester combi boiler. Radiator. Tiled floor. Space for table & chairs. Coved ceiling. UPVC double glazed window, rear aspect. UPVC double glazed, double opening doors to the conservatory.

Conservatory 3.43m (11'3") x 2.26m (7'5")

Radiator. Vinyl flooring. UPVC double glazed, double opening doors to the rear garden.

Landing

Hatch to loft space. Coved ceiling. UPVC double glazed window, side aspect. Doors to all bedrooms & the bathroom.

Bedroom One 3.57m (11'9") x 2.69m (8'10")

Radiator. Coved ceiling. Built in wardrobes, with overhead storage above. UPVC double glazed window, front aspect.

Bedroom Two 3.19m (10'6") x 2.55m (8'4")

Radiator. Coved ceiling. UPVC double glazed window, rear aspect.

Bedroom Three 2.60m (8'6") x 1.92m (6'4")

Radiator. Coved ceiling. UPVC double glazed window, rear aspect.

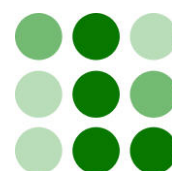
Bathroom

White suite comprising bath with wall mounted shower over, tiled surround. Wall mounted wash basin. Low flush WC. Heated towel rail. Shaver point. Tiled floor. Extractor fan. Built in shelving into recess. Frosted UPVC double glazed window, front aspect.

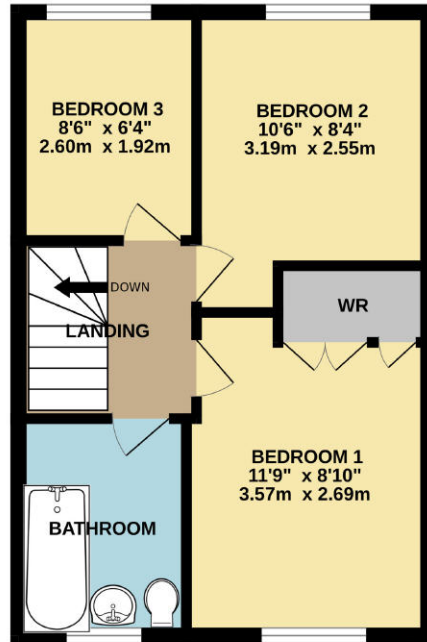
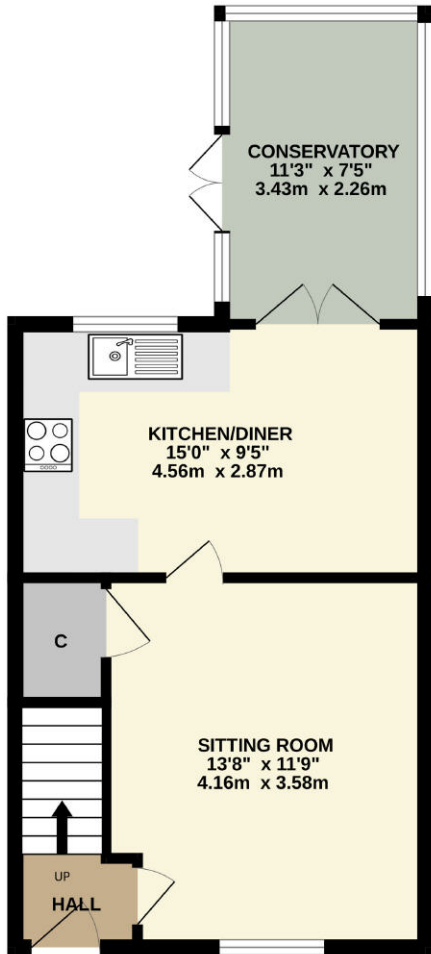
Outside

The property benefits from a nice sized enclosed rear garden, which comprises two paved seating areas at either end of the lawn area. Timber garden shed. Outside tap. The garden is bounded by fencing, a timber gate provides side access from the drive to the rear garden.

To the front there is a lawn area with flowerbed in place. Bounded by walling & hedging. Tarmac drive provides off road parking for 2-3 vehicles and access to the detached garage. Paved path to the front door, entrance canopy over. Outside lights.

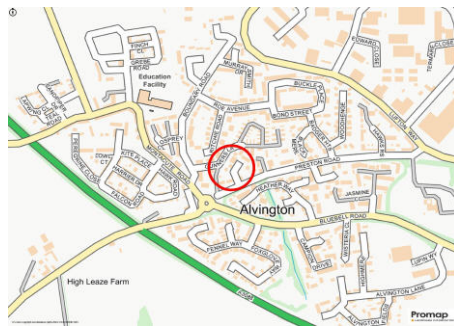


GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		89
(69-80)	C	76	
(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	

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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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 £290,000
- Tenure - Freehold

Part B

- Property Type - 3 Bed Semi Detached 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, on a meter.
- Sewerage - Mains
- Heating - Gas Central Heating, combi boiler located in the kitchen, also 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>. Vendor has informed us current connection is Jurassic Fibre.
- Mobile Signal/Coverage – Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>.
- Parking - Detached Garage & off road parking on drive.

Part C

- Building Safety - 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 (defined as the chance of flooding each year as less than 0.1%) and a MEDIUM RISK from Surface Water (defined as the chance of flooding as between 1% and 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) - 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 21/05/2024.. 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.