



Preston Road, Yeovil, BA20 2BN

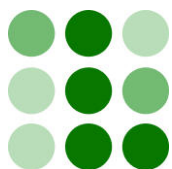
Guide Price £318,500
FREEHOLD

A very well presented and well proportioned three bedroom, two reception room detached family home set in this very convenient & popular residential location. The home benefits from gas central heating, UPVC double glazing cloakroom, conservatory, four piece bathroom suite, lovely enclosed rear garden, detached garage & workshop and off road parking for 3-4 vehicles.

 **LACEYS
YEOVIL LTD**



12-14 Hendford, Yeovil, Somerset BA20 1TE
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52 Preston Road, Yeovil, BA20 2BN



- A Very Well Presented Three Bedroom Detached Family Home
- Popular Residential Location
- Nice-Sized Enclosed Rear Garden
- Conservatory
- Detached Garage + Workshop
- Off Road Parking For 3-4 Vehicles
- Gas Central Heating
- UPVC Double Glazing

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 double glazed front door to.

Entrance Hall

Radiator. Built in understairs cupboard. Laminate flooring. Doors to cloakroom, lounge & kitchen. Stairs up to landing.

Cloakroom

Comprising low flush WC. Wall mounted wash basin. Heated towel rail. Tiled walls. Tiled floor. Frosted UPVC double glazed window, front aspect.

Lounge 4.86m (15'11") x 3.76m (12'4")

Gas fire in situ with tiled surround and hearth, wooden outer & mantle. TV point. Radiator. UPVC double glazed window, front aspect, deep recessed windowsill. Archway to dining room.

Dining Room 2.63m (8'8") x 2.29m (7'6")

Radiator. UPVC double glazed window, rear aspect. Sliding door to the kitchen.

Kitchen 3.07m (10'1") x 2.78m (9'1")

Comprising inset stainless steel single drainer, 1 ½ bowl sink unit with mixer tap, tiled surround & rolltop work surface with cupboards & drawers below. Built in oven & hob with extractor above. Recess for under counter fridge. Wall mounted cupboards. Wall mounted Worcester boiler housed in a cupboard. Tiled floor. UPVC double glazed door to the conservatory.

Conservatory 3.02m (9'11") x 2.32m (7'7")

Built in rolltop worksurface, space below for washing machine & dishwasher, plumbing in place for both, space for tumble dryer. Space for upright fridge/freezer. Wall mounted wash basin. Tiled floor. UPVC double glazed door to the rear garden.

Landing

Built in airing cupboard with hot water tank in situ. Hatch to loft space. Doors to all bedrooms & the bathroom.

Bedroom One 3.55m (11'8") x 3.53m (11'7")

Radiator. UPVC double glazed window, front aspect.

Bedroom Two 3.76m (12'4") x 2.76m (9'1")

Radiator. Built in storage cupboard. UPVC double glazed window, rear aspect.

Bedroom Three 2.61m (8'7") x 2.21m (7'3")

Radiator. Phone point. Built in storage cupboard. UPVC double glazed window, front aspect.

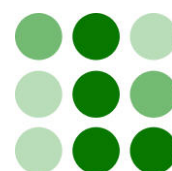
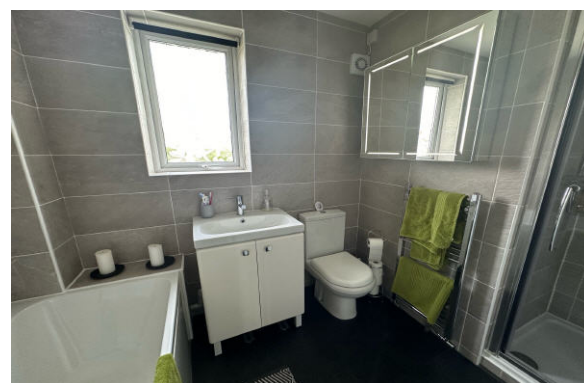
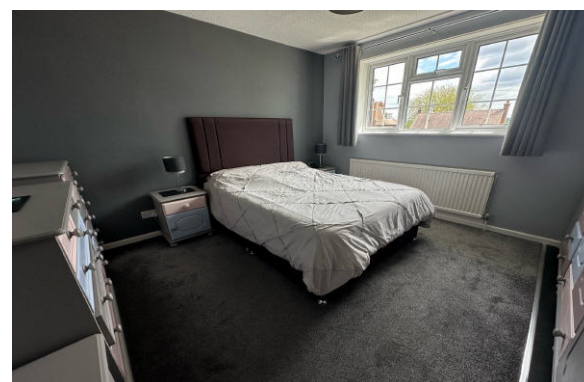
Bathroom

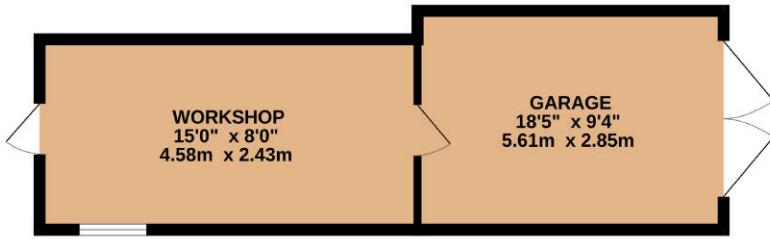
Modern four piece white suite comprising large bath with mixer tap. Built in shower cubicle with wall mounted shower, tiled surround. Vanity sink unit. Low flush WC. Heated towel rail. Extractor fan. Tiled walls. Tiled floor. Inset ceiling spotlights. Frosted UPVC double glazed window, rear aspect.

Outside

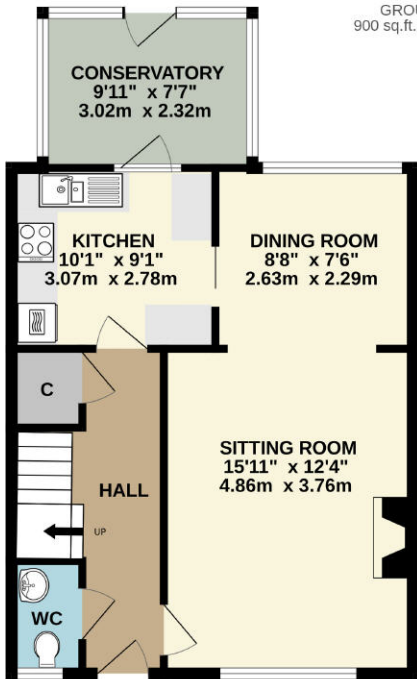
The front garden is gravelled and well stocked with a range of plants & shrubs. Bounded by fencing. Path leads to the front door, also continues down the side of the house providing access to the rear garden, outside lights.

The rear garden is a real feature of the home, nice size and well landscaped comprising lawn areas, paved patio area. Timber summerhouse. A selection of garden sheds. Bounded by fencing, timber gate provides rear access & access to the gravelled parking area, along with access to the **Workshop 4.58m (15') x 2.43m (8')** & the **Detached Garage 5.61m (18'5") x 2.85m (9'4)** - both of which have power & lighting in situ. There is also extra parking in front of the garage.

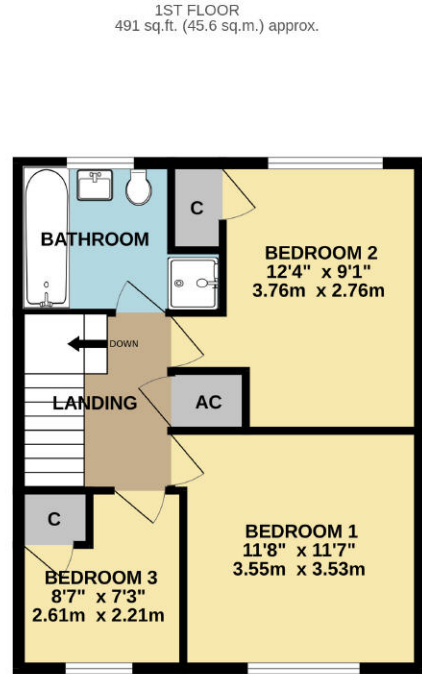




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



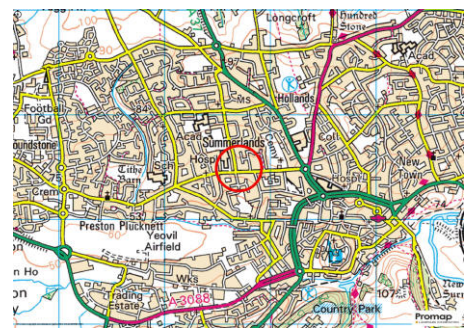
GROUND FLOOR
900 sq.ft. (83.6 sq.m.) approx.



1ST FLOOR
491 sq.ft. (45.6 sq.m.) approx.

TOTAL FLOOR AREA : 1391 sq.ft. (129.2 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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Please Note

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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 £318,500
- Tenure - Freehold

Part B

- Property Type - 3 Bed 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, boiler located in the kitchen, hot water tank in the airing cupboard on the landing.
- 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 Full Fibre.
- Mobile Signal/Coverage – Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>.
- Parking - Detached Garage & off road parking for 3-4 vehicles

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. Restricted Covenants include; Property to be used as a private dwellinghouse only and the garage to be used as a garage only, no trade or business, manufacture of any kind. No caravan or other portable structure adapted for use as a sleeping compartment on the front of the property. Not to keep any animals except such as are usually kept as domestic pets. *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

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 31/05/2024.. 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.