



Lower Hyde Road, Montacute, TA15 6UR

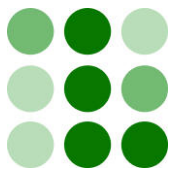
Guide Price £170,000
FREEHOLD

A well proportioned two bedroom, two reception room semi-detached house in need of some updating, set in this popular & sought after village location. The home benefits from UPVC double glazing, gas central heating and an enclosed rear garden. No Onward Chain.

 **LACEYS**
YEOVIL LTD



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10 Lower Hyde Road, Montacute, TA15 6UR



- A Two Bedroom Semi-Detached Home
- Popular Village Location
- Two Reception Rooms
- Enclosed Rear Garden
- Gas Central Heating
- UPVC Double Glazing
- Two Double Bedrooms
- 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 UPVC double glazed front door to.

Entrance Hall

Radiator. Phone point. Understairs recess. Stairs up to the landing. Doors to lounge & kitchen.

Lounge 4.05m (13'3") x 2.75m (9')

Built in fireplace with an electric fire in situ. Radiator. TV point. UPVC double glazed window, front aspect with outlook. Throughway to the dining room.

Dining Room 2.77m (9'1") x 2.66m (8'9")

Radiator. Two UPVC double glazed windows, rear & side aspects.

Kitchen 3.07m (10'1") x 2.63m (8'8")

Comprising inset stainless steel single drainer, single sink unit with mixer tap, tiled surround and rolltop work surface with cupboards & drawers below. Recess for cooker. Recess for washing machine, plumbing in place. Space for upright fridge/freezer. Wall mounted cupboards. Built in larder cupboard. Vinyl flooring. Spotlights. UPVC double glazed window, rear aspect. Frosted UPVC double glazed door to the rear garden.

Landing

Hatch to loft space. Doors to both bedrooms & bathroom.

Bedroom One 4.96m (16'3") x 2.72m (8'11")

Radiator. Built in cupboard housing the Vaillant combi boiler. Further built in storage cupboard. Two UPVC double glazed windows, both front aspects with outlook.

Bedroom Two 3.74m (12'3") x 2.72m (8'11")

Radiator. UPVC double glazed window, rear aspect.

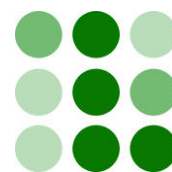
Bathroom 2.12m (6'11") x 1.52m (5')

White suite comprising bath with wall mounted shower over, tiled surround. Pedestal wash basin. Low flush WC. Heated towel rail. Extractor fan. Vinyl flooring. Frosted UPVC double glazed window, rear aspect.

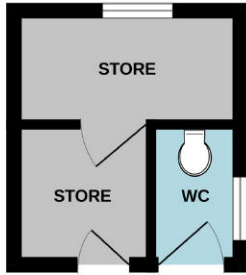
Outside

From the kitchen access to an undercover area, with doors providing access to two outside stores & an outside WC. Hardstanding area with steps up to a lawn section. Well stocked flowerbeds. The garden is bounded by fencing with a timber gate providing side access.

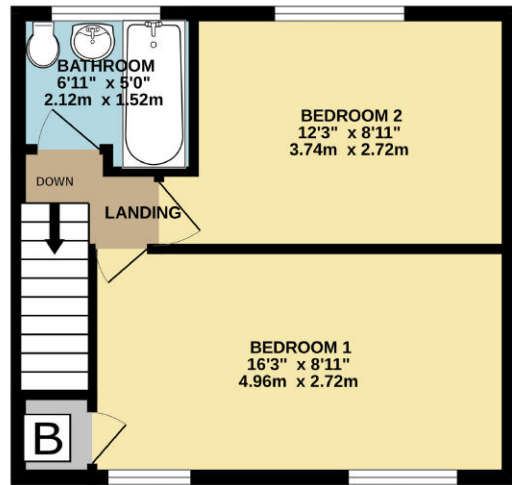
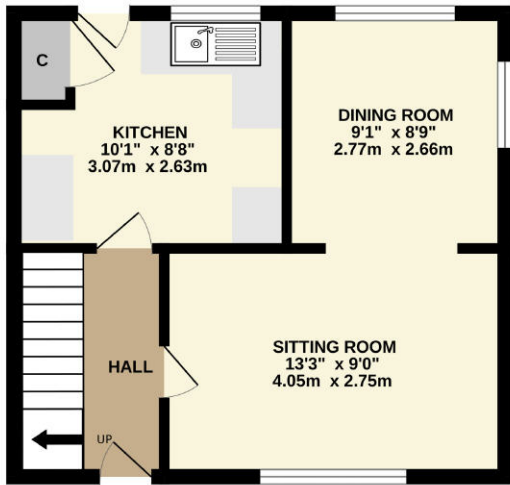
The front garden has a couple of flowerbeds in situ, path to the front door.



GROUND FLOOR
416 sq.ft. (38.7 sq.m.) approx.

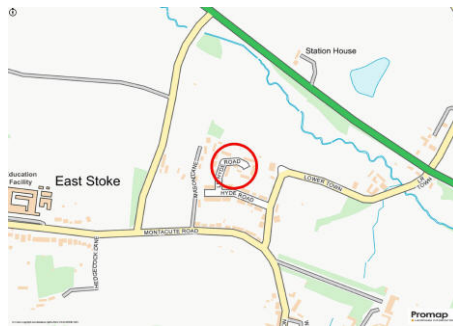


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



TOTAL FLOOR AREA: 749 sq.ft. (69.6 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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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 - B
- Asking Price - Guide Price £170,000
- Tenure - Freehold

Part B

- Property Type - 2 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
- Sewerage - Mains
- Heating - Gas Central Heating, combi boiler located in Bedroom One, 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>.
- Mobile Signal/Coverage – Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>.
- Parking - On Road Parking.

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; No trade or business at the premises. No caravan, tent or other mobile dwelling intended for human habitation. *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) - 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 03/06/2024.. 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.