



Trent Close, Yeovil, BA21 5XQ

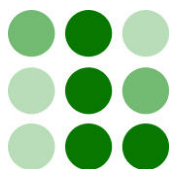
Guide Price £308,500
FREEHOLD

A well proportioned three bedroom extended detached family home set on a corner position. The home benefits from gas central heating, UPVC double glazing, cloakroom, wrap around rear/side enclosed garden, garage and off road parking.

 **LACEYS**
YEOVIL LTD



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22 Trent Close, Yeovil, BA21 5XQ



- A Well Proportioned Three Bedroom Extended Detached Family Home
- Popular Residential Location
- Wrap Around Enclosed Rear/Side Garden
- Cloakroom
- Gas Central Heating and UPVC Double Glazing
- Garage
- Off Road Parking

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 Lobby

Radiator. Laminate flooring. Doors to cloakroom and lounge

Cloakroom

Comprising low flush Wc. Wall mounted washbasin. Radiator. Laminate flooring. Frosted Upvc double glazed window with front aspect.

Lounge 6.57m (21'7") x 3.19m (10'6")

Built in gas fire with marble hearth, surround and mantel over. Two radiators. Tv point. Telephone point. Built in understair cupboard. Coved ceiling. Stairs to landing. Upvc double glazed window with front aspect. Glazed double opening doors to dining area. Door to kitchen.

Kitchen/Dinning Area:- Kitchen Area - 2.88m (9'5") x 2.40m (7'10"), opens in to Kitchen/Dining Area - 5.70m (18'8") x 3.55m (11'8")

Comprising inset single drainer, 1½ bowl sink unit with mixer tap, tiled surround and rolled top worksurfaces with a good range of cupboards and drawers below. Built in oven and hob with extractor over. Recesses for washing machine and dishwasher with plumbing in place for both. Space for fridge/freezer. Wall mounted cupboards. Two radiators. Space for table and chairs. Laminate flooring. Coved ceiling. Inset ceiling spotlights. Hatch to roof space. Upvc double glazed window with rear aspect. Upvc double glazed door to rear garden. Sliding Upvc double glazed patio doors to rear garden.

Landing

Stairs to half landing. Radiator. Upvc double glazed window with side aspect. Stairs upto main landing. Hatch to loft space. Doors to all bedrooms and bathroom.

Bedroom One 3.82m (12'6") x 2.52m (8'3")

Radiator. Upvc double glazed window with rear aspect.

Bedroom Two 3.03m (9'11") x 2.96m (9'9")

Radiator. Upvc double glazed window with rear aspect.

Bedroom Three 2.73m (8'11") x 2.65m (8'8")

Radiator. Laminate flooring. Upvc double glazed window with front aspect.

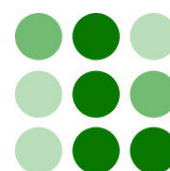
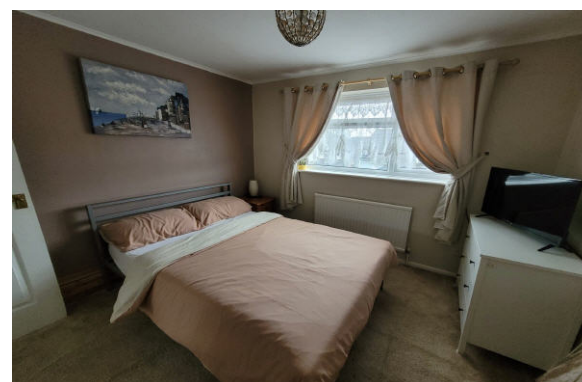
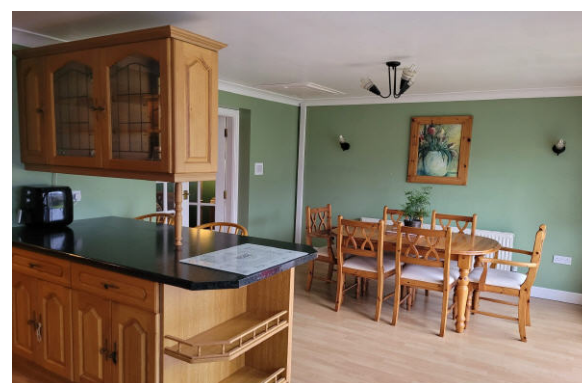
Bathroom 3.02m (9'11") x 1.69m (5'7")

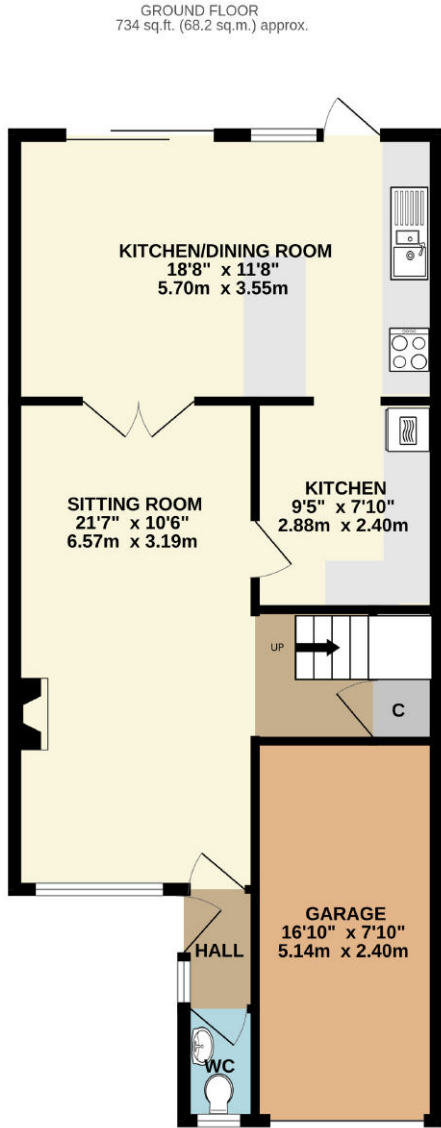
White suite comprising bath with wall mounted Triton T80 electric shower over. Tiled surround. Pedestal washbasin. Low flush Wc. Heated towel rail. Vinyl flooring. Built in airing cupboard which houses the combi boiler. Frosted Upvc double glazed window with front aspect.

Outside

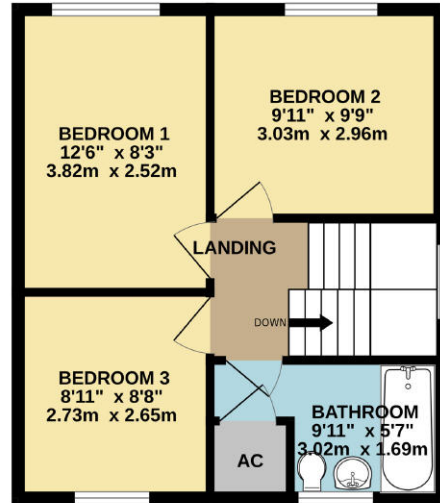
The garden comprises wrap around lawn area to the rear and side of the property. Paved patio area extending the width of the house. Garden is bounded by fencing and walling. Timber gate provides access to the front.

The front garden is lawned. Concrete drive provides off road parking and a path leads to the **Garage - 5.14m (16'10") x 2.40m (7'10")** with an up and over door. Power and light connected. Outside light.



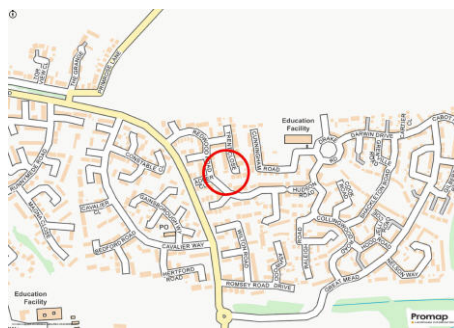
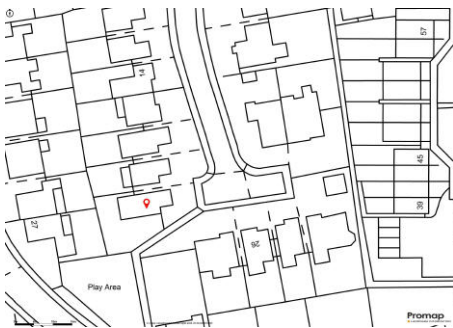


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 1137 sq.ft. (105.7 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 - D
- Asking Price - Guide Price £308,500
- 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 (Combi boiler is located in the airing cupboard in the bathroom), 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 - Off road parking on the drive, plus a 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. Restricted Covenants include; No trade or business, other than the professional residence of a National Practitioner, Dental Surgeon. No caravans or other portable structures adapted for use as a sleeping compartment. Front garden to remain open plan. Not to keep any animals except such kept as domestic pets.
- 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 19/02/2024. 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.