



Fairmead Road, Yeovil, BA21 5SG

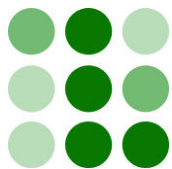
Guide Price £360,000
FREEHOLD

A well presented and well proportioned four bedroom detached family home set in a tucked away position in this popular & convenient residential location. The home benefits from gas central heating, UPVC double glazing, cloakroom, enclosed front & rear gardens, garage and off road parking.

 **LACEYS
YEOVIL LTD**



12-14 Hendford, Yeovil, Somerset BA20 1TE
Tel: 01935 425115 Email: info@laceysyeovil.co.uk



15 Fairmead Road, Yeovil, BA21 5SG



- A Four Bedroom Detached Family Home Set In A Tucked Away Position
- Popular & Convenient Residential Location
- Lovely Enclosed Rear Garden
- Garage & Off Road Parking
- Gas Central Heating
- UPVC Double Glazing
- Modern Shower Room
- Cloakroom

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. Built in understairs cupboard. Built in storage cupboard. Coved ceiling. Inset ceiling spotlights. Stairs to landing. Doors to cloakroom, lounge/dining & kitchen.

Cloakroom

Low flush WC. Vanity sink unit. Frosted UPVC double glazed window, side aspect.

Lounge/Dining Area 8.29m (27'2") x 4.22m (13'10")

Freestanding gas fire with paved hearth. TV point. Phone point. Radiator. Coved ceiling. Serving hatch through to the kitchen from the dining end. Two UPVC double glazed windows, front & rear aspects.

Kitchen 5.20m (17'1") x 3.16m (10'4")

Comprising inset stainless steel single drainer, 1 ½ bowl sink unit with mixer tap, garbage disposer, tiled surround and rolltop worksurface with cupboards & drawers below. Under counter lighting & plinth lighting. Built in 5 ring gas hob & oven with extractor above. Integrated fridge/freezer. Recesses for washing machine & dishwasher plumbing in place for both. Wall mounted cupboards. Tiled floor. Coved ceiling. Inset ceiling spotlights. UPVC double glazed window, rear aspect. Frosted UPVC double glazed door to the rear garden.

Landing

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

Bedroom One 3.78m (12'5") x 3.10m (10'2")

Radiator. Coved ceiling. UPVC double glazed window, front aspect with outlook.

Bedroom Two 3.64m (11'11") x 2.82m (9'3")

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

Bedroom Three 3.10m (10'2") x 2.42m (7'11")

Radiator. Phone point. Built in overstairs cupboard. Coved ceiling. UPVC double glazed window, front aspect with outlook.

Bedroom Four 2.87m (9'5") x 2.22m (7'3")

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

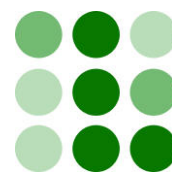
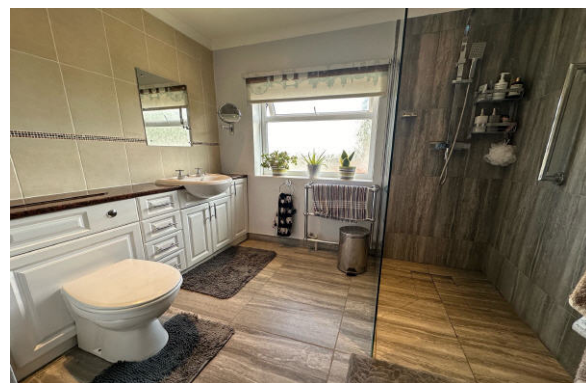
Shower Room 2.84m (9'4") x 2.55m (8'4")

Modern well fitted shower room, comprising walk in shower cubicle with wall mounted power shower, oversized head, tiled surround. Coupled vanity sink unit & low flush WC. Heated towel rail. Shaver point. Built in airing cupboard which houses the hot water and the Worcester boiler. Further built in storage cupboard. Tiled floor. Coved ceiling. Inset ceiling spotlights. Frosted UPVC double glazed window, rear aspect.

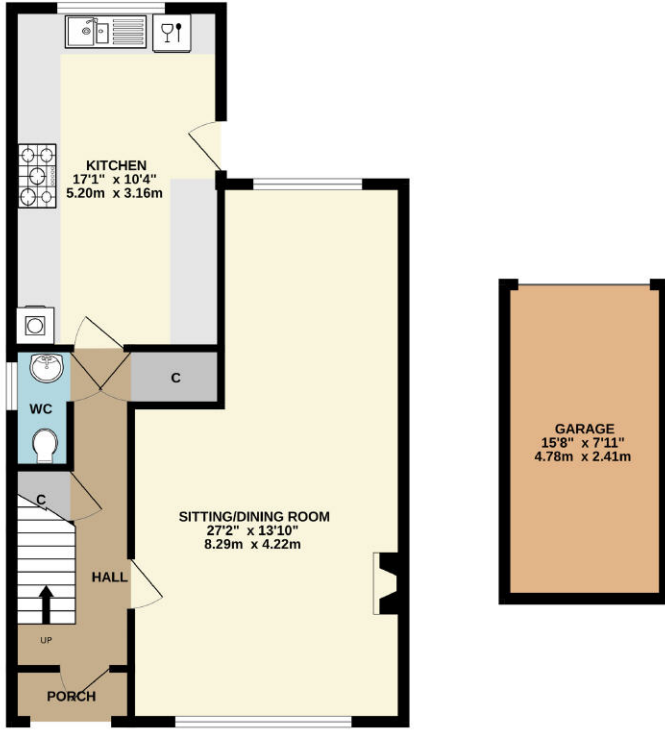
Outside

The rear garden is well landscaped and comprises a creative concrete seating area, lawn area with well stocked flowerbeds bordering. Outside lights. The garden is bounded by fencing & walling, timber gate provides access to the drive & **Garage - 4.78m (15'8") x 2.41m (7'11")** - Up & over door, power & lighting in situ. From the rear garden there are access points from the front on both sides of the home, timber gate to one side, to the other side there is a hardstanding area with a hot tub in situ, also a timber garden shed. Iron gate provides access from the front.

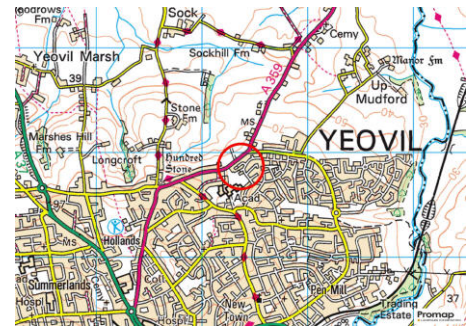
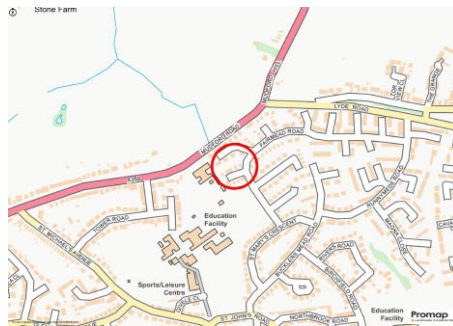
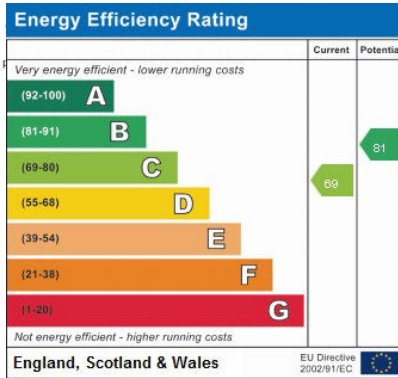
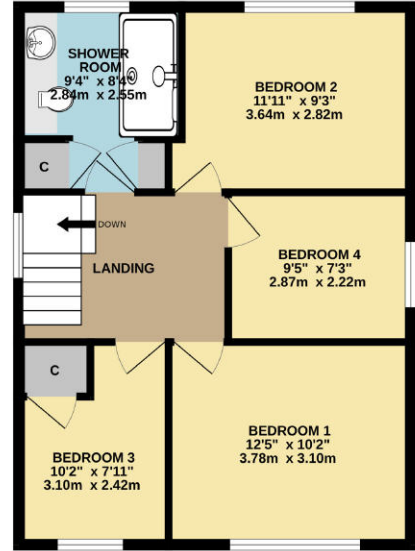
The front garden is lawned with a central meadow area. Bounded by hedging and fencing. Creative concrete path leads to the front door and to both gates that provide side access. Outside light.



GROUND FLOOR
757 sq.ft. (70.3 sq.m.) approx.



1ST FLOOR
538 sq.ft. (50.0 sq.m.) approx.



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

Photographs are reproduced for general information and it must not be inferred that any item is included for sale / to let with this property. Please note floor plans are not to scale and are for identification purposes only. The photographs used in these particulars may have been taken with the use of a wide angle lens. If you have any queries as to the size of the accommodation or plot, please address these with the agent prior to making an appointment to view.

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 £360,000
- Tenure - Freehold

Part B

- Property Type - 4 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
- Sewerage - Mains
- Heating - Gas Central Heating boiler located in the airing cupboard in the shower room, as is the hot water tank.
- 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 - Garage & off road drive 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, business or manufacture whatsoever shall be carried out on save that the profession of a dental surgeon or registered medical practitioner or solicitor or like profession may be carried on. *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 10/6/2024 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.