



Abbots Meade, Preston Road, Yeovil,
BA21 3PJ

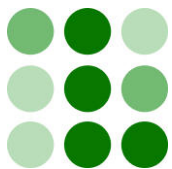
Guide Price £425,000
FREEHOLD

A well presented and well proportioned four bedroom semi-detached home set in this sought after residential location. The home benefits from gas central heating, UPVC double glazing, cloakroom, utility room, en-suite to the main bedroom, enclosed rear garden, garage and off road parking.

 **LACEYS**
YEOVIL LTD



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Tel: 01935 425115 Email: info@laceysyeovil.co.uk



37 Abbots Meade, Preston Road, Yeovil, BA21 3PJ



- A Well Proportioned Four Bedroom Semi-Detached Family Home
- Sought After Residential Location
- Lovely Modern Kitchen/Diner
- Enclosed Rear Garden
- Gas Central Heating & UPVC Double Glazing
- En-Suite To Main Bedroom
- Garage & Off Road Parking
- Cloakroom & Utility Room

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. Coved ceiling. UPVC double glazed window, front aspect. Stairs to the landing. Doors to cloakroom, lounge & kitchen/diner.

Cloakroom

Comprising low flush WC. Wall mounted wash basin. Radiator. Wall mounted electric heater. Coved ceiling. Frosted UPVC double glazed window, front aspect.

Lounge 5.49m (18') x 3.38m (11'1")

Built in fireplace with marble hearth & surround, electric wall mounted fire, wooden outer & mantle. TV point. Phone point. Two radiators. Coved ceiling. UPVC double glazed window, front aspect. UPVC double glazed sliding patio doors to the rear garden.

Kitchen/Diner 5.31m (17'5") max x 5.26m (17'3") max

Modern well fitted kitchen comprising inset single drainer, 1 ½ bowl sink unit with mixer tap, tiled surround and rolltop work surface with a good range of cupboards & drawers below. Central island with built in 5 ring gas hob, extractor hood over. Built in oven & grill. Recess for dishwasher, plumbing in place. Space for upright fridge/freezer. Wall mounted cupboards. Space for table & chairs. Three radiators. Coved ceiling. Phone point. Three UPVC double glazed windows, two front aspect & one rear aspect. Door to the utility room.

Utility Room 2.29m (7'6") x 1.81m (5'11")

Comprising inset stainless steel single drainer, single sink unit with mixer tap, cupboards & drawers below. Recess for washing machine, plumbing in place. Wall mounted cupboards. Wall mounted Worcester boiler. Coved ceiling. Vinyl flooring. Double glazed door to the rear garden.

Landing

Hatch to loft space. Built in double fronted airing cupboard which also houses the hot water tank. Radiator. Coved ceiling. UPVC double glazed window, front aspect. Doors to all bedrooms & the bathroom.

Bedroom One 3.61m (11'10") x 3.40m (11'2")

Built in triple fronted wardrobe. Radiator. Coved ceiling. Two UPVC double glazed windows, both front aspects. Door to the en-suite shower room.

En-Suite

Comprising corner shower cubicle with wall mounted Triton Enrich electric shower in situ, tiled surround. Vanity sink unit. Low flush WC. Extractor fan. Tiled floor. Half tiled walls. UPVC double glazed window, rear aspect.

Bedroom Two 3.56m (11'8") x 2.92m (9'7")

Built in double fronted wardrobe. Radiator. Coved ceiling. UPVC double glazed window, side aspect.

Bedroom Three 3.84m (12'7") x 2.26m (7'5")

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

Bedroom Four 3.43m (11'3") x 2.29m (7'6")

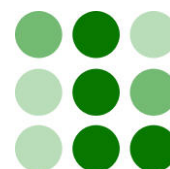
Radiator. Coved ceiling. UPVC double glazed window, front aspect.

Bathroom

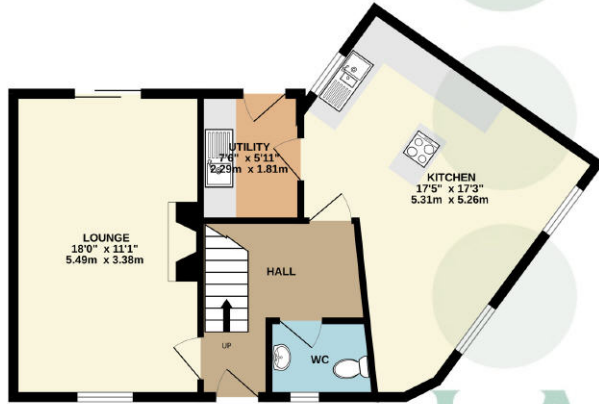
White suite comprising bath with mixer tap wall mounted shower in situ, tiled surround. Coupled vanity unit & low flush WC. Extractor fan. Radiator. Vinyl flooring. Inset ceiling spotlights. Coved ceiling. Wall mounted electric heater. UPVC double glazed window, rear aspect.

Outside

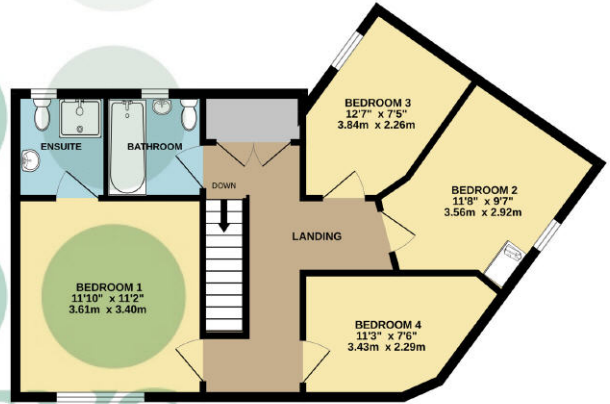
From the lounge patio doors provide access to a raised decked area, providing an ideal seating area, paved steps down to the lower level. Outside tap. Outside light. Lawn area, gravelled section, well stocked flowerbeds and a selection of trees/shrubs in situ also. The garden is bounded by fencing. Timber gates to both front & rear aspects. The rear gate provides access to the garage and parking area.



GROUND FLOOR
556 sq.ft. (51.7 sq.m.) approx.



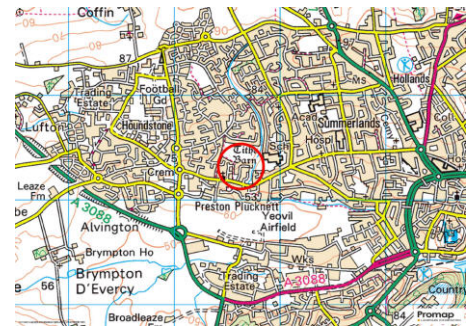
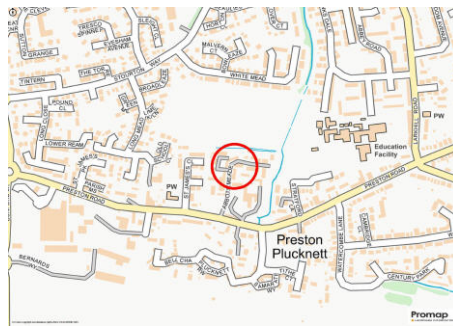
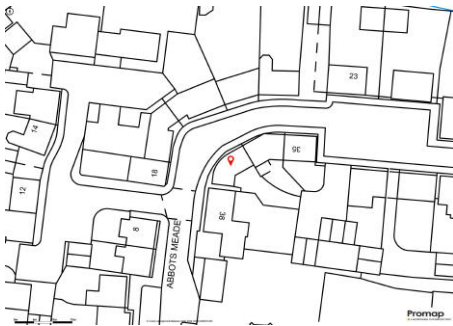
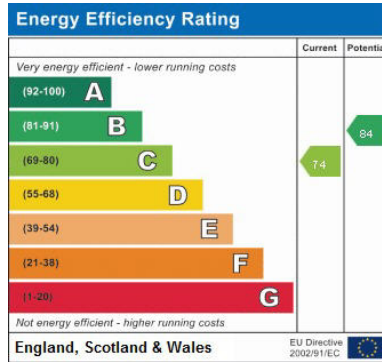
1ST FLOOR
564 sq.ft. (52.4 sq.m.) approx.



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TOTAL FLOOR AREA : 1121 sq.ft. (104.1 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 - E
- Asking Price - Guide Price £425,000
- Tenure - Freehold

Part B

- Property Type - 4 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 boiler located in the utility room, hot water tank in the airing cupboard on the landing that 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 - Garage & off 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; Not to use the property for any purpose whatsoever other than as a private dwellinghouse in individual or family occupation. Not to affix to the property or any part thereof a television or wireless aerial or satellite dish. Not to park any lorry, van or other commercial vehicle permanently or temporarily on the parking spaces and not to park any vehicles, caravan, mobile house, boat, horsebox or trailer on the parking spaces nor to use the parking space other than for parking only of functioning motor cars or light vans in good condition *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 & surface water (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 14/06/2024. 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.