



Collingwood Road, Wyndham Park, Yeovil,
BA21 5FD

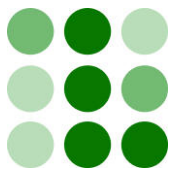
Guide Price £325,000
FREEHOLD

A very well presented and well proportioned four bedroom family home set on the Wyndham Park development, close to local amenities. The home benefits from gas central heating, UPVC double glazing, cloakroom, modern well fitted kitchen, en-suite to main bedroom, enclosed rear garden, garage and off road parking. Internal viewing is a must.

 **LACEYS**
YEOVIL LTD



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



55 Collingwood Road, Wyndham Park, Yeovil,
BA21 5FD



- A Very Well Presented & Well Proportioned Four Bedroom Family Home
- Set On The Wyndham Park Development
- En-Suite To Main Bedroom
- Enclosed Rear Garden
- Modern Well Fitted Kitchen
- Gas Central Heating and UPVC Double Glazing
- Cloakroom
- Garage & Off Road Parking
- Internal Viewing Is A Must

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:

Double glazed door to:

Entrance Hall

Built in storage cupboard. Radiator. Telephone point. Delux vinyl flooring. Stairs upto landing. Doors to cloakroom and kitchen/diner. Stairs down to lounge.

Cloakroom

Low flush Wc. Pedestal washbasin. Radiator. Extractor fan. Delux vinyl flooring.

Lounge 5.90m (19'4") x 4.88m (16')

TV point. Two upright radiators. Built in understairs cupboard. Tiled floor. Built in fireplace to wall. Two sets of Upvc double glazed double opening doors to the rear garden with Upvc double glazed windows above. Alcove letting light in.

Kitchen/Breakfast Room 4.89m (16'1") x 3.63m (11'11")

Modern well fitted kitchen comprising inset stainless steel, single drainer 1½ bowl sink unit with mixer tap, tiled surround and rolled top worksurfaces with a good range of cupboards below. Built in oven, grill and hob with extractor over. Recesses for washing machine and dishwasher with plumbing in place for both. Space for fridge/freezer. Space for table and chairs. Trail of spotlights. Delux vinyl flooring. Upvc double glazed window with front aspect.

Landing

Radiator. Hatch to loft space. Built in airing cupboard which houses the Potterton combi boiler, Doors to all bedrooms and family bathroom.

Bedroom One 3.61m (11'10") x 3.23m (10'7")

Built in double fronted wardrobe. Radiator. Upvc double glazed window with front aspect. Door to:

En-suite

Comprising double width shower cubicle with wall mounted electric shower with tiles surround. Pedestal washbasin. Low flush Wc. Heated towel rail. Shaver point. Extractor fan. Tiled floor.

Bedroom Two 3.61m (11'10") x 3.38m (11'1")

Radiator. Built in double fronted wardrobe. Upvc double glazed window with rear aspect.

Bedroom Three 3.38m (11'1") x 2.92m (9'7")

Radiator. Upvc double glazed window with rear aspect.

Bedroom Four 3.07m (10'1") x 2.18m (7'2")

Radiator. Built in overstairs cupboard. Upvc double glazed window with front aspect.

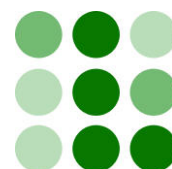
Family Bathroom

White suite comprising bath with mixer tap, tiled surround and wall mounted shower in situ. Pedestal washbasin. Low flush WC. Shaver point. Radiator. Vinyl flooring. Extractor fan. Inset ceiling spotlights.

Outside

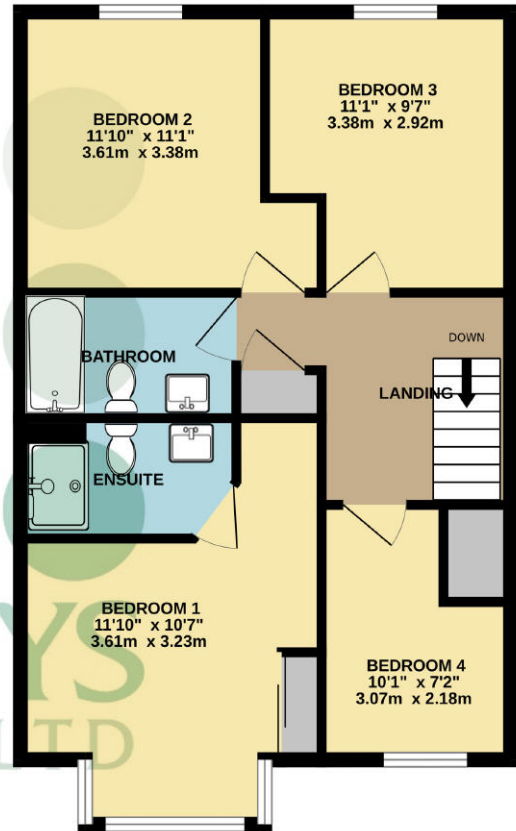
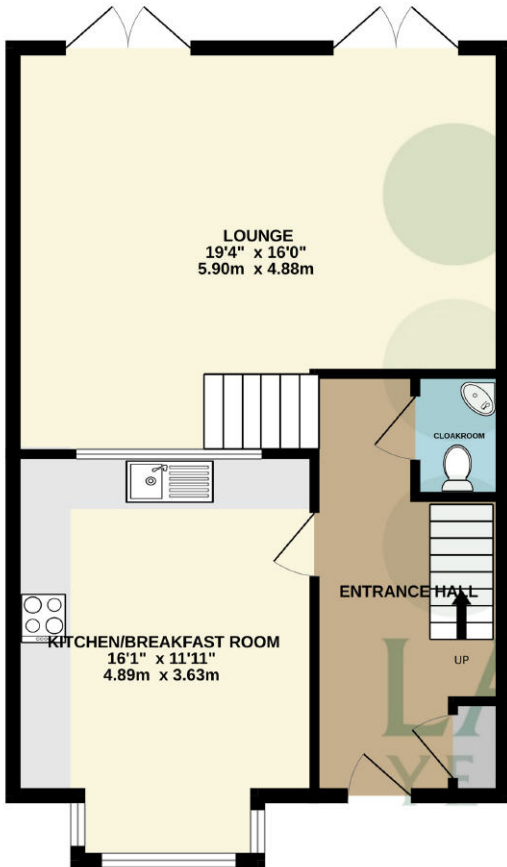
To the rear a paved patio extends the width of the home. Astro section. Gravelled section. Timber summerhouse. Garden is bounded by fencing & walling with a timber gate providing rear access, also provides access to a walkway that leads to the Garage & parking space.

To the front the garden is gravelled, tree in situ, bounded by iron railings with an iron gate providing access to a paved path that leads to the front door.



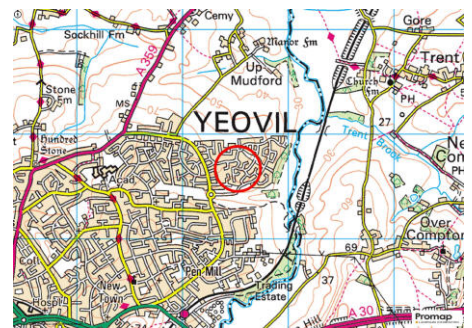
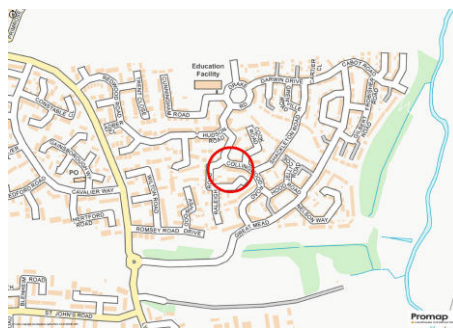
GROUND FLOOR

1ST FLOOR



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

TOTAL FLOOR AREA : 1206sq.ft. (112.0 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 - D
- Asking Price - Guide Price £325,000
- Tenure - Freehold
- Service Charge £114.08 p/a for open spaces to Meadfleet

Part B

- Property Type - 4 Bed Mid Terrace 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, Potterton combi boiler located in a 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>.
- 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 - 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, business or manufacture, Not to park any heavy goods vehicle commercial vehicle, caravan, boat, trailer or other similar type of vehicle on any part of the property (other than within the garage). Not to carry out or allow to be carried out on a commercial basis any vehicle maintenance on any part of the property. No breeding of any poultry birds or animals, no more than 2 domestic pets, no animal with cloven hoofs shall be deemed to be a domestic pet. *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 (defined as the chance of flooding each year as less than 0.1%) and LOW RISK from Surface Water (defined as the chance of flooding of between 0.1% and 1% each year).
- 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 28.6.2024. 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.