



Gould Gardens, Yeovil, BA20 2GH

Guide Price £550,000
FREEHOLD

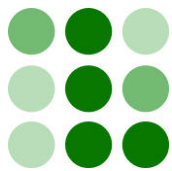
This beautifully presented detached family home is situated in a tucked away location on the highly sort after development of Bunford Heights off the always popular West Coker Road. The accommodation includes an entrance hallway with cupboard, cloakroom, a twin aspect sitting room, music room (separate dining room if required), ground floor office, kitchen/breakfast room and a utility room. On the first floor there is a twin aspect master bedroom with en-suite shower room and fitted wardrobes, a further double bedroom once again with fitted wardrobes and an en-suite, double bedroom and what was a double bedroom has been fitted out by Sharps into a further home office. The refurbished family bathroom can also be found on this floor. The West facing rear garden has been tastefully landscaped and features a secluded patio with remote controlled sun awning with steps leading to the garage/workshop which is currently serving as a Home gym (window to front rather than garage door).

All in all a superb family home with a great deal of upgrades including multiple Hive add ons. There is gas central heating throughout, double glazed windows, an intruder alarm and fitted CCTV cameras. To the rear of the property and with gated access there is ample driveway parking.

 **LACEYS**
YEOVIL LTD



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1 Gould Gardens, Yeovil, BA20 2GH



- Beautiful Family Home
- Four Bedrooms and Three Reception Rooms
- Refitted Kitchen
- Refitted Luxury Bathroom & En-Suite + Additional En-Suite
- Popular Location Just Off West Coker Road
- Landscaped Rear Garden
- Driveway Parking
- Workshop- Currently a Home Gym
- No Forward Chain

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:

Entrance Hall

The entrance hallway with its practical tiled floor provides the perfect space to kick off shoes with a useful storage cupboard under the stairs. Doors open to the sitting room, cloakroom, music room (dining room), study and kitchen/breakfast room. There is spot lighting, a radiator and stairs which provide access to the first floor landing.

Cloakroom

Fitted with a wall hung basin with tiled splash back and a low level WC. There is an obscured front facing double glazed window and a radiator.

Music Room 3.47m x 3.15m (11'5" x 10'4")

Originally designed to be a formal dining room our clients use this twin aspect room for their hobbies. Double glazed windows overlook the front and side of the property. There is a radiator and a ceiling light point.

Ground Floor Home Office 3.46m x 2.49m (11'4" x 8'2")

The smart home office is fully fitted offering a good selection of cupboards with work surface above. A double glazed window overlooks the side of the property. There is a radiator and spot lighting./Hive lighting.

Living Room 5.71m x 3.50m (18'9" x 11'6")

A comfortable twin aspect room with a double glazed window facing the front and patio doors opening to the garden. There is spot lighting and two radiators.

Kitchen/Breakfast Room 5.93m x 3.79m (19'5" x 12'5")

This light filled room is twin aspect with two double glazed windows on one side and both patio doors and a single door on the other. Refitted during the current ownership the kitchen offers a vast array of fitted wall and base units with drawers and worksurfaces above complimented by Italian glass tiled splashback. The sink with Quooker instant boiling water tap with filtered water tap alongside is conveniently positioned under the side facing double glazed window whilst fitted quality appliances include a Neff oven (next to patio doors) with warming tray beneath, Neff dishwasher, Neff Fridge/Freezer, Neff five burner hob with extractor hood above. There are two other further Neff Ovens/appliances which our clients intend to remove and replace with a cupboard unless sold separately/in addition to the purchase price. A door opens to the utility room opposite which there is a Sharps built in bookcase with storage beneath. Hive lighting is fitted as is mood lighting under cabinets and at low level.

Utility Room

Offering further storage and a dog cleaning station with shower. A cupboard neatly conceals the gas fired boiler and there is a wine fridge. Space is available for a washing machine and tumble dryer.

Landing

The galleried landing has a double glazed window to the rear and a ceiling light point. Doors open to all four bedrooms, the family bathroom and two storage cupboards one of which houses the hot water cylinder. There is a radiator, spot lighting and access via a ladder to the partially boarded loft space.

Bedroom One 5.37m x 3.90m (17'7" x 12'10")

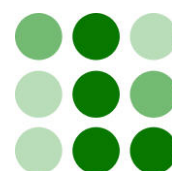
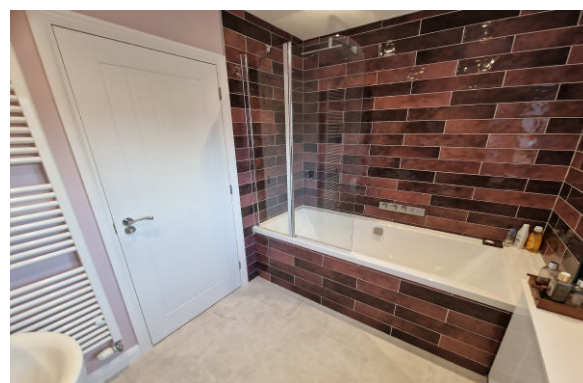
A generous twin aspect room featuring four double glazed windows and extensive fitted wardrobes. There is recessed spot lighting and further smart ceiling spot lights. There are two radiators and a door to the en-suite shower room.

Ensuite

A sliding glass door provides access to the rainfall style shower with handheld attachment. There is a wall hung basin and a low level WC. An obscured double glazed window faces the side, a shaver point, spot lighting and an extractor fan.

Bedroom Two 4.19m x 3.51m (13'9" x 11'6")

A further good size double bedroom with clever fitted wardrobes offering the illusion of a complete wall of storage yet hiding the access to the refitted en-suite shower room. A double glazed window faces the front, spot lighting and a radiator.



Ensuite

The refitted shower room includes a shower unit with rainfall style head with hand held attachment, a wall mounted basin and a low level WC. There is a useful storage cupboard with Italian marble top, a heated mirror, shaver point, extractor fan and heated towel rail.

Bedroom Three 4.32m x 3.16m (14'2" x 10'4")

This twin aspect room overlooks the front and side of the property. There are Sharps fitted wardrobes, a radiator and recessed spot lighting.

Bedroom Four 3.45m x 1.85m (11'4" x 6'1")

Built as a double room, this well equipped study offers an entire wall of floor to ceiling storage. There is a built in desk with open shelving above and a double glazed window overlooks the side of the property. There is recessed spot lighting and a radiator.

Family Bathroom

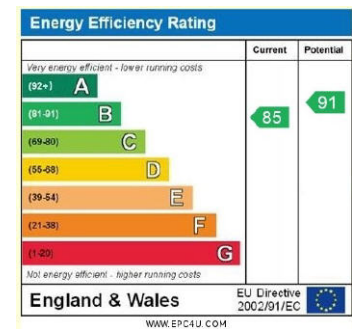
Fitted with a tiled enclosed bath with rainfall style shower above, a wall hung wash basin with heated mirror above and a low level WC. There is useful fitted storage with Italian marble top, a shaver point, recessed spot lighting, an enclosed ceiling light point and a heated towel rail. An obscured double glazed window faces the front of the property.

Outside

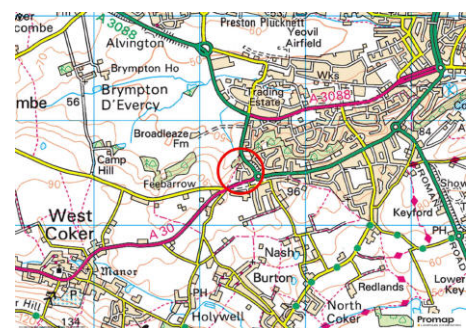
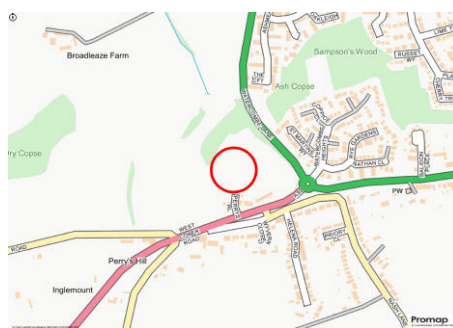
The property occupies a corner plot with hedging to one side a surprisingly mature garden to the other which faces west. Tastefully landscaped this includes a patio area immediately outside the back doors with a further walled patio to the side of the property with an electric sun awning above. Mostly laid to lawn with gated front and rear access there is a good selection of shrubs and bushes along with a pond. Steps provide access to the garage and driveway and external lighting is fitted.

Gym/Workshop

Currently serving as a gym for our clients the workshop (garage) has a double glazed window facing the front (no up and over door) and has a personal door to the garden to the side. There is both power and light and a selection of fitted units. There is access to the eaves which offers storage.



TOTAL FLOOR AREA: 2309 sq ft. (214.5 sq m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, basins 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 landlord, agent and any other persons named herein do not warrant and do not guarantee as to their accuracy 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* - F
- *Asking Price* - Guide Price £550,000
- *Tenure* - Freehold

Part B

- *Property Type* - 4 Bed Detached House
- *Property Construction* - Standard
- *Number And Types Of Rooms* - See Details and Plan, all measurements being maximum dimensions provided between internal walls.
- *Electricity Supply* - Mains
- *Water Supply* - Mains (Metered)
- *Sewerage* - Mains
- *Heating* - Gas Central Heating (boiler is located in the Utility Room)
- *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 a driveway

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* - Not without the consent in writing of the the transferor to erect any building structure or erection or to lay any services on or in the property other than in accordance with plans elevations sections specifications and detailed drawings previously approved in writing by the Transferor under the provisions of this covenant in addition to any required planning or building regulation approval nor to alter the external appearance of the property or any such building structures or erections without such consent within 5 years from the date of the transfer provided the transferee shall be permitted to erect a satellite dish or aerial at the rear of the property and shall also be permitted to erect a small shed or greenhouse in the rear garden of the property. Not to use the landscaped areas and gardens of the property for any purposes other than landscaping and not to obstruct any Common Areas. Not to park commercial vehicles within the property or the estate. Not at any time to carry on or permit or suffer to be carried on upon the property any trade or business and use the property only as a single private dwelling. Not to do or permit or suffer to be done on the property anything which shall be or cause nuisance or a danger to the Transferor or to the owners or occupiers of any adjoining or neighboring land. Not to permit the gardens or fences on the boundaries of the property to become untidy or fall in disrepair and to maintain and replace when necessary. Not to obstruct the Highways or the shared access nor allow the same to fall into disrepair but to join with the neighbouring properties having rights over such Highways or Shared Access in maintaining, repairing and if necessary renewing the same. Not to make any disposal of the property (other than by way of mortgage) without procuring that the disponent named will simultaneously with such sale or disposition enter into a Deed of Covenant (at the expense of the transferee) with the Management Company in the form set out in Schedule 9 to observe and perform the covenants on the part of the Transferee in the Transfer. Not to interfere with or interrupt or otherwise knowingly permit anything to be done which may adversely affect any Easement.
- *Rights and Easements* - We are not aware of any major material rights/easements however we would always advise seeking legal advice.
- *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) - B

Other Disclosures

We understand that there is a management fee payable in relation to the upkeep of the development. The charge for 2024 was £309.47

This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor, on the **25th June 2024**. However, such information could change after compilation of the data, so Lacey's cannot be held liable for any changes post compilation or any accidental errors or omissions. Furthermore, Lacey's 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.