



Broadstone Lane, Hardington Mandeville,  
Yeovil, BA22 9PR

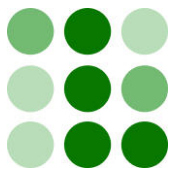
Guide Price £625,000  
FREEHOLD

This detached village home is nestled along a quiet lane close to the centre of this popular village and offers well maintained accommodation including an entrance hallway, ground floor shower room, twin aspect sitting room with fireplace, separate dining room, extended kitchen/dining room and a generous utility room leading to a covered area to the front. Upstairs there are two large double bedrooms and two smaller double rooms. The family bathroom can also be found on this floor. The property is set back nicely from the road behind a low level brick wall with a gravelled driveway leading to the single garage. There is an area of lawn alongside and a vast array of mature shrubs and bushes. Side access leads to the rear garden which has been designed with ease of maintenance in mind with a good size patio positioned adjacent to the sitting room and kitchen which in turn leads to an area of lawn which is surrounded by a wonderful selection of the mature shrubs and trees along with mature hedging.

 **LACEYS**  
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## Hinton House, Broadstone Lane, Hardington Mandeville, Yeovil, BA22 9PR



- Detached Village Home
- Four Bedrooms
- First Floor Bathroom & Ground Floor Shower Room
- Two Reception Rooms
- Extended Kitchen/Dining Room
- Utility Room
- Oil Central Heating & Double Glazing
- Pretty Mature Gardens
- Ample Driveway Parking & Garage

## ACCOMMODATION

The **ACCOMMODATION** comprises:

### Entrance Hall

Upon entering the property you are greeted with an entrance hallway which has a double glazed door with side light windows. Doors open to both the reception rooms, the kitchen and the downstairs shower room. There is a useful storage cupboard and stairs provide access to the first floor. There is a radiator and a ceiling light point.

### Sitting Room 6.98m x 3.62m (22'11" x 11'11")

This triple aspect room offers a large double glazed window overlooking the front of the property, two to the side and double glazed patio doors with side light windows opening to the rear garden. There is a feature stone built fireplace which provides a nice focal feature to the room, two radiators and two ceiling light points.

### Dining Room 3.71m x 3.32m (12'2" x 10'11")

A great space for when formal dining is required or alternatively could easily become a further sitting room if required. A large double glazed window overlooks the front garden. There is a radiator and a ceiling light point.

### Shower Room

Fitted with a shower enclosure with electric shower, a pedestal wash basin and a low level WC. An obscured double glazed window faces the rear.

### Kitchen 3.71m x 3.06m (12'2" x 10'0") + 3.58m x 2.45m (11'9" x 8'0")

Extended by the current owner this room really does feel like the hub of this family offer offering a good selection of country style wall, base, display and drawer units with roll edge work surfaces above. There is a space for a range style cooker with extractor hood above and both a fridge and freezer are built in. There is a wine rack, open drawers and a stainless steel sink with mixer tap which is positioned under one of the two windows overlooking the garden. Sliding doors open to the rear garden and a door opens to the utility room.

### Utility Room

With a door to the front covered porch this room has a double glazed window overlooks the rear garden and there is ample space for appliances. The oil fired boiler can be found in here.

### Large Covered Porch

A useful area for storage and where muddy boots/shoes can be removed prior to entering the house.

### Landing 3.02m x 2.27m (9'11" x 7'5")

Doors open to all four bedrooms, the family bathroom and the airing cupboard which houses the hot water cylinder. Access is available to the loft and there is a ceiling light point.

### Bedroom One 5.10m x 3.32m (16'9" x 10'11")

This light filled room has two double glazed windows overlooking the front garden and offers extensive mirror fronted fitted wardrobes. There is additional storage cupboards above the stairs opposite, a radiator and spot lighting.

### Bedroom Two 3.93m x 3.64m (12'11" x 11'11")

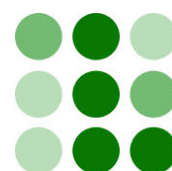
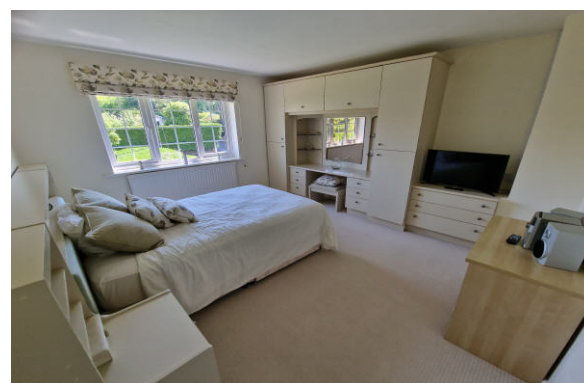
The second bedroom also offers a good selection of fitted furniture including tall units, a dressing table and drawers. A double glazed window overlooks the front garden and there is a radiator.

### Bedroom Three 3.02m x 2.95m (9'11" x 9'8")

Benefiting from a fitted wardrobe with a double glazed window overlooking the rear garden. There is a radiator and a ceiling light point.

### Bedroom Four 3.27m x 2.91m (10'9" x 9'7")

With two sets of fitted wardrobes and a dressing table. A double glazed window overlooks the rear garden. There is a radiator and a ceiling light point.



## Family Bathroom

The bathroom is fully tiled and fitted with a P-shaped bath with shower above and curved screen to side, a wall hung wash basin and a low level WC. There is recessed spot lighting and a chrome ladder style heated towel rail.

## Garage

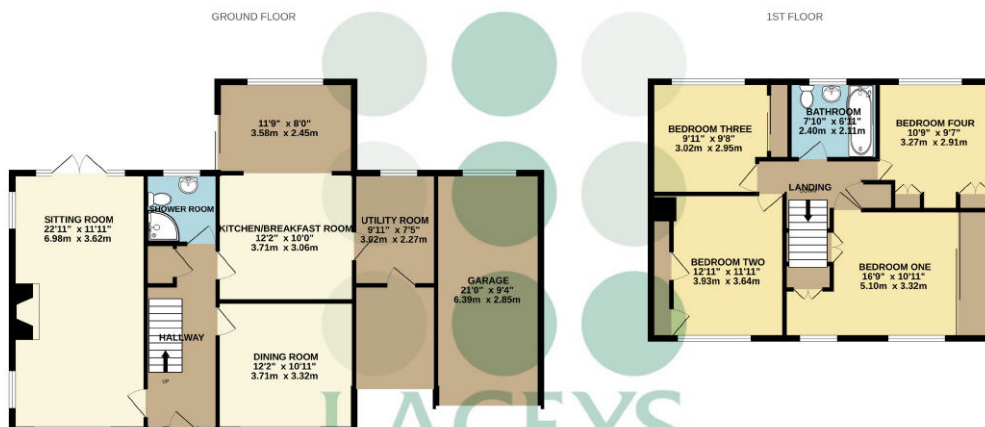
With up and over door, double glazed window to the rear, power and light.

## Outside

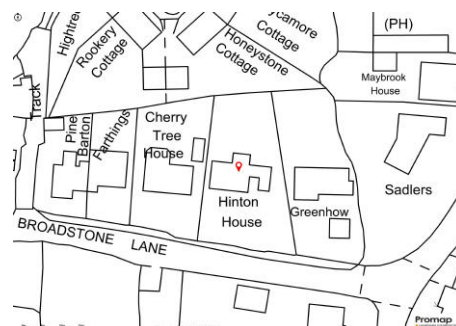
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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 - £625,000- Guide Price
- Tenure - Freehold

### Part B

- Property Type - 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- metered
- Sewerage - Mains
- Heating - Oil central heating- boiler in 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 - Driveway Parking & 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 - Not to use or permit to be used the property hereby conveyed or any part thereof for any trade or business or to use or permit the same to be used for any other purpose than as a private dwelling house and curtilage.
- Rights and Easements - We are not aware of any major rights or easements however we would recommend checking this with your conveyancer.
- Flood Risk - River & Sea- Very Low Risk. Surface Water- High Risk- High risk means that this area has a chance of flooding of greater than 3.3% 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) - D

### 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 **26th 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.