



Danielsfield Road, Yeovil, BA20 2LR

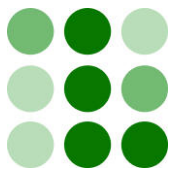
Guide Price £335,000
FREEHOLD

A well presented & well proportioned two bedroom detached bungalow set in a sought after and convenient residential location. The bungalow benefits from gas central heating, UPVC double glazing, conservatory, enclosed rear garden, garage and off road parking. No Onward Chain.

 **LACEYS**
YEOVIL LTD



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



3 Danielsfield Road, Yeovil, BA20 2LR



- A Well Presented & Well Proportioned Two Bedroom Detached Bungalow
- Sought After Residential Location
- Enclosed Rear Garden
- Gas Central Heating and UPVC Double Glazing
- Garage and Off Road Parking
- Conservatory
- No Onward Chain

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 Porch

Tiled floor. Frosted UPVC double glazed door to.

Entrance Hall

Radiator. Built in cupboard. Built in airing cupboard. Hatch to loft space. Doors to lounge, kitchen, both bedrooms, shower room and integral door to the garage.

Lounge 4.88m (16') x 4.13m (13'7")

Built in marble focal point fireplace with wooden outer and mantle. TV point. Two radiators. Coved ceiling. UPVC double glazed window with rear aspect. UPVC double glazed double opening doors to conservatory.

Conservatory 3.75m (12'4") x 3.08m (10'1")

Tiled floor. Ceiling light/fan. UPVC double glazed double opening doors to rear garden.

Kitchen 3.31m (10'10") x 1.98m (6'6")

Comprising inset stainless steel, single drainer, single sink unit with tiled surround, rolled top worksurface with cupboards and drawers below. Built in oven and two ring hob with extractor over. Recess for washing machine and dishwasher with plumbing in place. Recess for under counter fridge. Wall mounted cupboards. Wall mounted Worcester combi boiler. Radiator. Laminate flooring. UPVC double glazed window with side aspect. Frosted UPVC double glazed door to outside.

Bedroom One 3.98m (13'1") x 3.08m (10'1")

Built in double fronted wardrobe. Radiator. Telephone point. TV point. UPVC double glazed window with rear aspect.

Bedroom Two 3.72m (12'2") x 2.87m (9'5")

Radiator. TV point. Telephone point. UPVC double glazed window with front aspect.

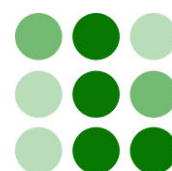
Shower Room

Walk in double width shower cubicle with wall mounted shower. Pedestal washbasin. Low flush WC. Heated towel rail. Vinyl flooring. Frosted UPVC double glazed window with side aspect.

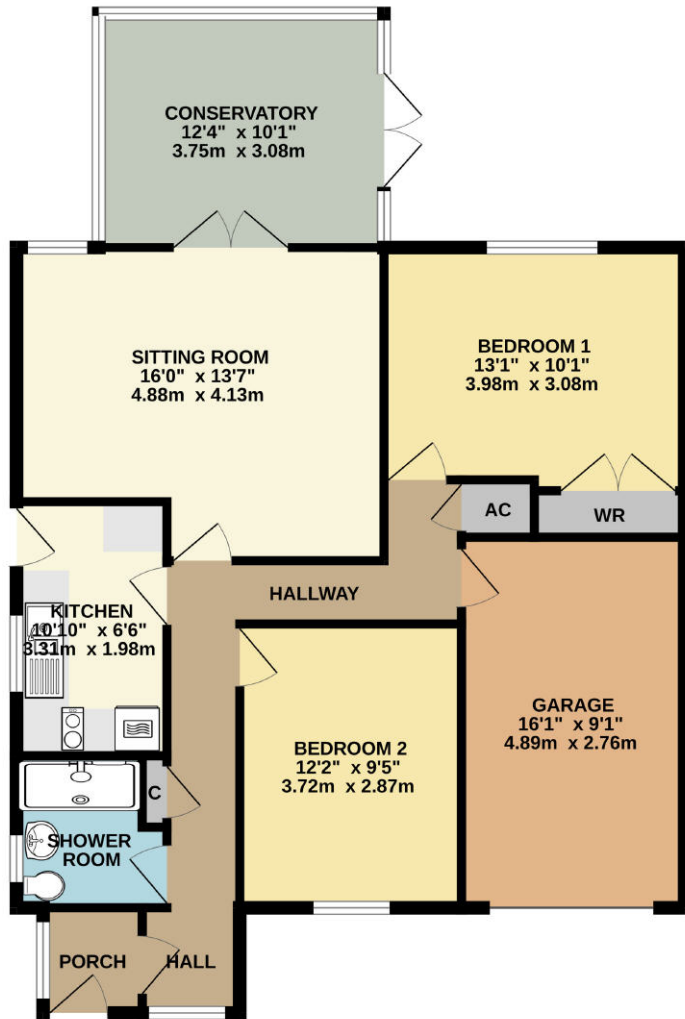
Outside

The rear garden is enclosed and enjoys a good degree of privacy, the garden comprises a paved patio area, lawn area and gravelled borders. Timber garden shed. Outside tap. The garden is bounded by fencing, an Iron gate provides side access from the front of the bungalow.

The front garden is gravelled. Drive provides off road parking and leads to the **Garage** - Electric door, power & lighting in place. The front garden is bounded by walling with double open Iron gates providing access to the drive.



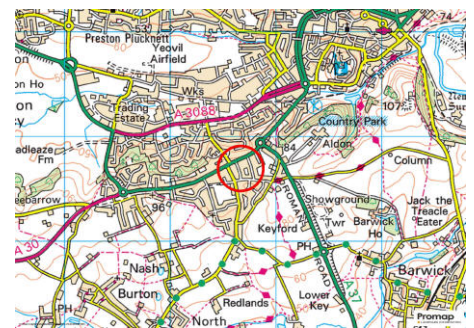
GROUND FLOOR
984 sq.ft. (91.5 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

TOTAL FLOOR AREA: 984 sq.ft. (91.5 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.
Made with Metropix ©2024



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 £335,000
- *Tenure* - Freehold

Part B

- *Property Type* - 2 Bed Detached Bungalow
- *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, Worcester Combi boiler located in the kitchen, also provides 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 on the drive

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.
- *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) - 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 12/07/2024. 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.