



Trent Close, Yeovil, BA21 5XG

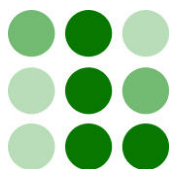
Guide Price £375,000
FREEHOLD

This detached bungalow is situated in a slightly elevated position in a popular and sought after location on the edge of Yeovil town enjoying superb countryside views. Well maintained and improved by the current owners the accommodation includes an L-shaped entrance hallway, a sitting /dining room, fitted kitchen, utility/sun room, three bedrooms, shower room with WC and an additional WC. There is a tastefully landscaped wrap around garden which extends to the front, side and rear whilst to the front there is driveway parking leading to the single garage. The property benefits from gas central heating, double glazed windows and recently installed solar panels.
(EPC Rating A)

 **LACEYS**
YEOVIL LTD



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



52 Trent Close, Yeovil, BA21 5XG



- Detached Bungalow
- Superb Views
- Popular Edge Of Town Location
- Large Garden With Extensive Patio
- Solar Panels
- Conservatory
- Three Bedrooms
- EPC Rating 'A'

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:

Entrance Hallway

The L-shaped entrance hallway provides a pleasant welcome into the bungalow with doors opening to the sitting/dining room, all three bedrooms and the shower room. Double doors open to a shallow cupboard perfect for storing coats and there is a further full height cupboard. There are two radiators, two ceiling light points and access is available to the loft.

Sitting/Dining Room 6.45m x 3.59m (21'2" x 11'9")

A sociable space which has a sliding door opening to the kitchen and glazed sliding doors opening to the conservatory. A feature fireplace with electric fire provides a nice focal feature to the room. There are two ceiling light points and two radiators. A double glazed window overlooks the rear garden.

Conservatory 3.31m x 2.40m (10'10" x 7'10")

Currently used as a further sitting space which enjoys a lovely outlook over the rear garden through the double glazed windows. There is both a radiator and lighting. Double glazed doors open to the garden.

Kitchen 3.46m x 2.17m (11'4" x 7'2")

Fully fitted with a good selection of wall and base units with drawers and worksurfaces above. There is space for an electric cooker with an extractor fan above and space is also available for a washing machine. The stainless steel sink with mixer tap is conveniently situated under a double glazed window which enjoys a lovely outlook over the rear garden. There is track spotlighting and doors which open to the utility/sun room and sitting/dining room.

Cloakroom

Offering tiling to waist height and fitted with a corner vanity basin and a low level WC. There is an obscured double glazed window facing the rear and an enclosed ceiling light point.

Bedroom One 3.21m x 3.12m (10'6" x 10'3")

A good size double room with a radiator and a ceiling light point. A double glazed window overlooks the front garden.

Bedroom Two 3.41m x 2.70m (11'2" x 8'10")

A further good size double bedroom offering extensive fitted wardrobes. A double glazed window overlooks the front garden. There is a radiator and a ceiling light point.

Bedroom Three 2.55m x 1.92m (8'4" x 6'4")

A single room with a double glazed window to the side, a radiator and a ceiling light point.

Shower Room

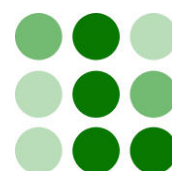
Fully tiled and fitted with a corner shower with glass doors and a built in concealed cistern WC with vanity unit and basin alongside. An obscured double glazed window faces the front. There is a shaver light/point, an enclosed ceiling lamp and a heated towel rail.

Garage

With electric up and over door, power and light. There is a rear door to the garden.

Outside

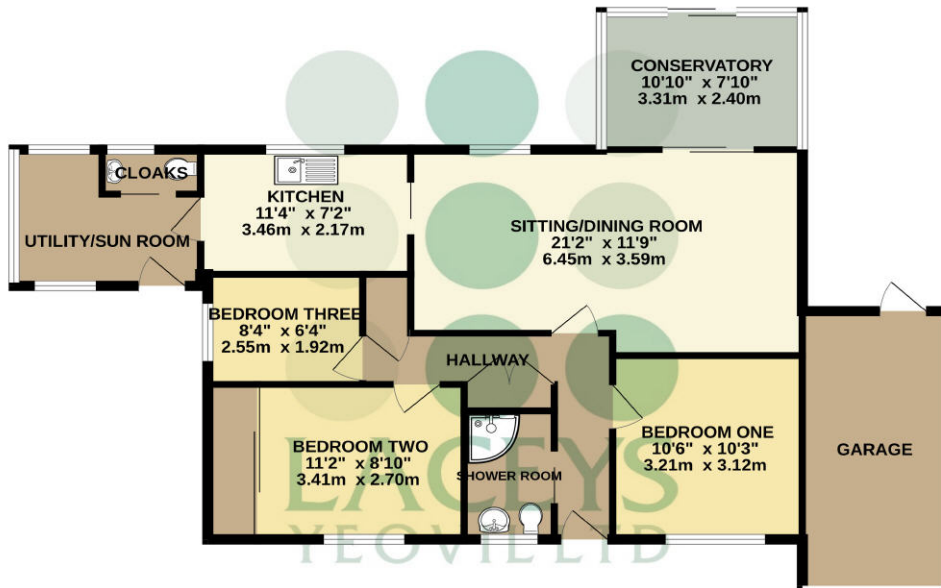
To the front of the property driveway parking leads to the single garage with a low level fence and gate alongside providing access to the garden. The front offers an extensive area of lawn with a good selection of shrubs and bushes, There is access to the sunroom/utility and side access to the rear garden. The rear garden offers a large patio which is perfect for al-fresco dining enjoying a lovely outlook over the rest of the garden and to the side over open countryside. A central pathway leads through the garden which has areas of lawn either side with plenty of mature and recently planted shrubs and plants.



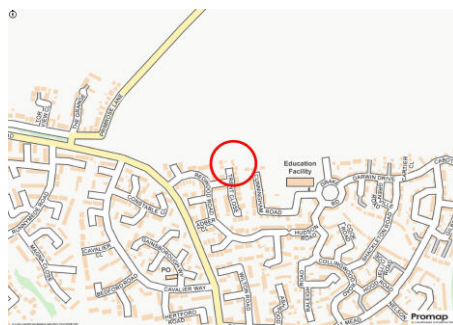
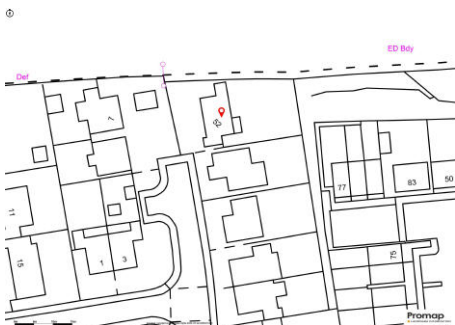


Score	Energy rating	Current	Potential
92+	A	100 A	105 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
1006 sq.ft. (93.4 sq.m.) approx.



TOTAL FLOOR AREA : 1006 sq.ft. (93.4 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 £375,000
- Tenure - Freehold

Part B

- Property Type - 3 Bed Detached Bungalow
- 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- combination boiler in kitchen.
- 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 and Garage

Part C

- Building Safety - The sellers have not notified us of any building safety issues
- Restrictions - We are not aware of any significant restrictions however we recommend you ask your conveyancer to check this.
- Rights and Easements - Not to alter or permit any alteration or addition to be made on the external plan or elevation of the building nor to erect on the property any building or structure except a garden shed unless the plans and specifications thereof have been submitted to an approved in writing by the transferors. Not to use the property or any part thereof otherwise than as a private dwellinghouse or the professional residence of a medical practitioner dental surgeon or other such profession approved by the transferors not to use the property or any part thereof for any trade manufacture or business otherwise than as herein mentioned. Not to keep in front of the buildings or in any part of the front garden or dwellinghouse any caravan or other portable structure adapted as use as a sleeping compartment. To maintain the open plan frontage of the estate by keeping the front garden of the property free from buildings fences hedges and the like. Not to permit the front garden of the property to become untidy or unsightly and not to hang or permit to be hung any washing in the front garden of the property. Not to knowingly to keep upon the property or any part thereof any animals except such as are usually kept as domestic pets. Not to use the property or any building erected thereon for any purpose or in any manner which shall be or may be or grow to be nuisance annoyance or cause of damage to the transferors or the owner or owners for the time being of the estate and any and every part of the parts thereof or the tenants or occupiers thereof.
- 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 MEDIUM RISK from Surface Water (defined as the chance of flooding as between 1% and 3.3% each year).
- Coastal Erosion Risk - N/A
- Planning Permission - There is a pending planning application on neighbouring fields, originally dating back to 2014, as follows:- 14/02554/OUT - Valid From 06/06/2014 - Outline application for development of Sustainable Urban Extension to comprise up to 765 dwellings, 65 bed care home, employment land (Use Class B1), retail units (Use Classes A1, A2, A3, A5), primary school, community building, health care facility, landscaping, open space and drainage infrastructure, access and associated highway works.
- Accessibility/ Adaptations - N/A
- Coalfield Or Mining Area - N/A

Energy Performance Certificate (EPC Rating) - A

Other Disclosures

We were not made aware of any other further disclosures from the sellers.

This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor, on the 15/7/24. 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.