



The Torre, Abbey Manor Park, Yeovil,
BA21 3SL

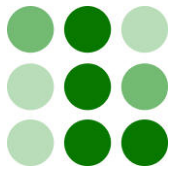
Guide Price £365,000
FREEHOLD

A very well presented and well proportioned four bedroom detached family home set on the popular & sought after Abbey Manor Park development, close to local amenities. The home benefits from gas central heating, UPVC double glazing, cloakroom, utility, en-suite to main bedroom, four piece bathroom suite, enclosed rear garden, garage and off road parking.

 **LACEYS**
YEOVIL LTD



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



12 The Torre, Abbey Manor Park, Yeovil, BA21 3SL



- A Very Well Presented & Well Proportioned Four Bedroom Detached Family Home
- Sought After Abbey Manor Park Location
- Two Reception Rooms
- Enclosed Nice-Sized Rear Garden
- Garage & Off Road Parking
- Gas Central Heating & UPVC Double Glazing
- Cloakroom & Utility

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 double glazed front door to.

Entrance Hall

Radiator. Built in understairs cupboard. Phone point. Laminate flooring. Coved ceiling. Stairs up to the landing. Doors to cloakroom, lounge & kitchen.

Cloakroom

Comprising low flush WC. Wall mounted wash basin. Tiled floor. Radiator. Frosted UPVC double glazed window, front aspect.

Lounge 4.31m (14'2") x 3.80m (12'6")

Built in gas fire with paved hearth, stone surround which extends to both sides, wooden mantle & shelving in place. TV point. Radiator. Coved ceiling. UPVC double glazed window, front aspect. Throughway to the dining room.

Dining Room 3.35m (11') x 2.61m (8'7")

Radiator. Coved ceiling. Double glazed sliding patio doors to the rear garden.

Kitchen 3.28m (10'9") x 3.04m (10'")

Well fitted kitchen comprising inset stainless steel single drainer, 1 ½ bowl sink unit with mixer tap, tiled surround and rolltop work surface with cupboards & drawers below. Built in oven & hob with extractor hood above. Wall mounted cupboards. Tiled floor. Trail of spotlights. UPVC double glazed window, rear aspect. Throughway to utility area.

Utility 2.86m (9'5") x 2.13m (7')

Comprising inset stainless steel single drainer, single sink unit with mixer tap, tiled surround and cupboard below. Recesses for dishwasher & washing machine, plumbing in place for both. Recesses for tumble dryer & under counter fridge/freezer. Wall mounted Worcester boiler. Radiator. Tiled floor. Trail of spotlights. UPVC double glazed window, rear aspect, UPVC double glazed door to outside. Internal door to the garage.

Landing

Radiator. Hatch to loft space, pull down ladder and part boarded. Built in airing cupboard which houses the hot water tank. UPVC double glazed window, front aspect. Doors to all bedrooms & the family bathroom.

Bedroom One 4.24m (13'11") x 2.98m (9'9")

Radiator. Coved ceiling. TV point. UPVC double glazed window, front aspect with outlook. Concertina door to the en-suite.

En-Suite

Comprising shower cubicle with wall mounted electric shower, tiled surround. Vanity sink unit. Low flush WC. Shaver point. Radiator. Tiled floor. Frosted UPVC double glazed window, side aspect.

Bedroom Two 3.53m (11'7") x 2.86m (9'5")

Built in wardrobes. TV point. Radiator. Coved ceiling. UPVC double glazed window, rear aspect.

Bedroom Three 3.80m (12'6") x 2.39m (7'10")

Fitted wardrobes. Radiator. Coved ceiling. UPVC double glazed window, rear aspect.

Bedroom Four 3.04m (10') x 2.87m (9'5")

Built in wardrobes. Radiator. Coved ceiling. UPVC double glazed window, front aspect with outlook.

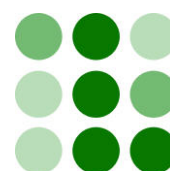
Family Bathroom 2.86m (9'5") x 2.16m (7'1")

White four piece suite comprising corner bath with mixer tap shower attachment, tiled surround. Corner shower cubicle with wall mounted electric shower, tiled surround. Coupled vanity unit and low flush WC. Shaver point. Radiator. Tiled walls, Tiled floor. Frosted UPVC double glazed window, rear aspect.

Outside

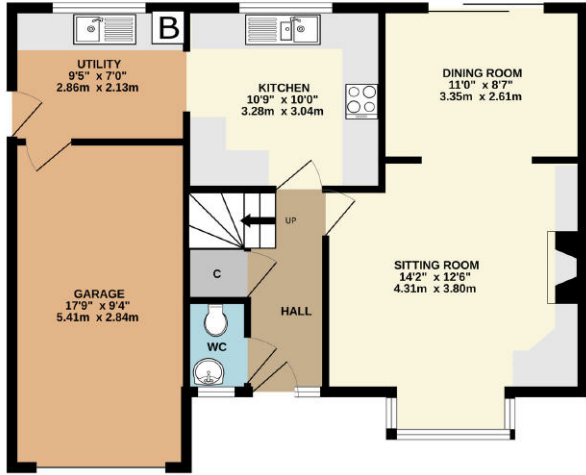
The rear garden comprises a paved patio area which extends the width of the home. Lawn area with a range of mature shrubs & trees in situ. Outside tap. Outside light. Timber garden shed. The garden is bounded by fencing & walling. UPVC door provides side access from the front of the home.

To the front there is a lawn area bounded by walling. Tarmac drive provides off road parking and access to the **Garage 5.41m (17'9") x 2.84m (9'4")** - Power & lighting in place. Paved path leads to the front door. Canopy over. Outside light.

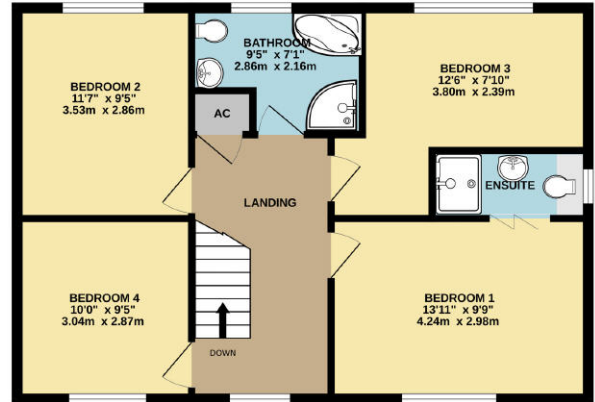


12 The Torre, Abbey Manor Park, Yeovil, BA21 3SL

GROUND FLOOR
708 sq.ft. (65.8 sq.m.) approx.

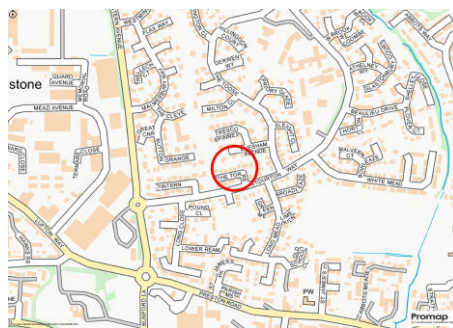
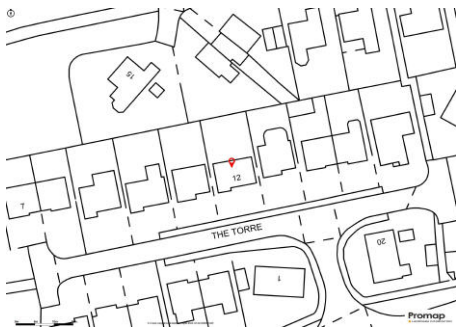
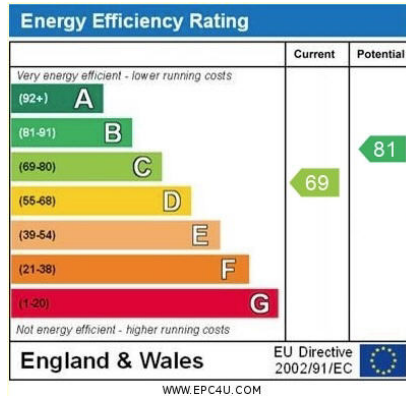


1ST FLOOR
672 sq.ft. (62.5 sq.m.) approx.



TOTAL FLOOR AREA : 1380 sq.ft. (128.2 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 - E
- Asking Price - Guide Price £365,000
- Tenure - Freehold

Part B

- Property Type - 4 Bed 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, on a water meter
- Sewerage - Mains
- Heating - Gas Central Heating, Worcester boiler in the utility area, hot water tank in the airing cupboard on the landing 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>. No connection at present at the property.
- Mobile Signal/Coverage – Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>.
- Parking - Garage & off road parking via 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 (defined as the chance of flooding each year as less than 0.1%) and MEDIUM RISK from Surface Water flooding (defined as the chance of flooding as between 1% to 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) - C.

Other Disclosures

No other Material disclosures have been made by the Vendor.

This property is unregistered at Land Registry. By law this will need "First Registration" by the buyer on completion, for which there is an additional charge over and above the normal transfer charge payable to Land Registry. We also cannot rule out the possibility of additional fees being charged by your conveyancer. Please make early enquiries of your conveyancer before making a commitment to purchase.

This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor, on the 23/07/2024.. 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.