



Longmead, Abbey Manor Park, Yeovil,  
BA21 3RH

Guide Price £280,000  
FREEHOLD

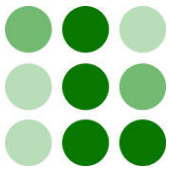
**A well proportioned two bedroom detached bungalow set on the popular Abbey Manor Park development, close to local amenities. The bungalow benefits from gas central heating, UPVC double glazing, shower room, enclosed rear garden enjoying a good degree of privacy, garage and off road parking. No Onward Chain.**

 **LACEYS**  
**YEOVIL LTD**



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16 Longmead, Abbey Manor Park, Yeovil, BA21 3RH



- A Two Bedroom Detached Bungalow
- Convenient & Popular Residential Location
- Enclosed Rear Garden
- Garage & Off Road Parking For Multiple Vehicles
- Gas Central Heating
- UPVC Double Glazing
- Shower Room
- No Onward Chain

[www.rightmove.co.uk](http://www.rightmove.co.uk)  
[www.primelocation.com](http://www.primelocation.com)  
[www.zoopla.co.uk](http://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 Lobby

Radiator. Built in storage cupboard with double glazed port window, front aspect. Phone point. Door to.

### Lounge 5.18m (17') x 3.19m (10'6")

Two radiators. TV point. Phone point. Coved ceiling. UPVC double glazed window, front aspect. Door to the inner lobby.

### Inner Lobby

Built in airing cupboard. Hatch to loft space. Coved ceiling. Doors to kitchen, both bedrooms and the shower room.

### Kitchen 3.13m (10'3") x 3.02m (9'11")

Comprising inset stainless steel single drainer, single sink unit with tiled surround, rolltop work surface with cupboards & drawers below. Recess for cooker. Recess for washing machine, plumbing in place. Recess for under counter fridge. Wall mounted cupboards. Wall mounted Ideal boiler. Radiator. Coved ceiling. Inset ceiling spotlights. UPVC double glazed window, side aspect. UPVC double glazed door to the drive & garage.

### Bedroom One 3.64m (11'11") x 3.22m (10'7")

Radiator. Built in bedroom furniture. Coved ceiling. UPVC double glazed window, rear aspect.

### Bedroom Two 3.13m (10'3") x 2.65m (8'8")

Radiator. Coved ceiling. Built in cupboard & drawers. UPVC double glazed window, rear aspect. UPVC double glazed door to the rear garden.

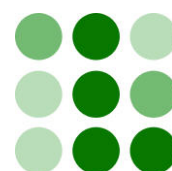
### Shower Room

Suite comprising corner shower cubicle with wall mounted Triton T80 electric shower in place, panelled surround. Pedestal wash basin. Low flush WC. Heated towel rail. Extractor fan. Shaver point. Vinyl flooring. Frosted UPVC double glazed window, side aspect.

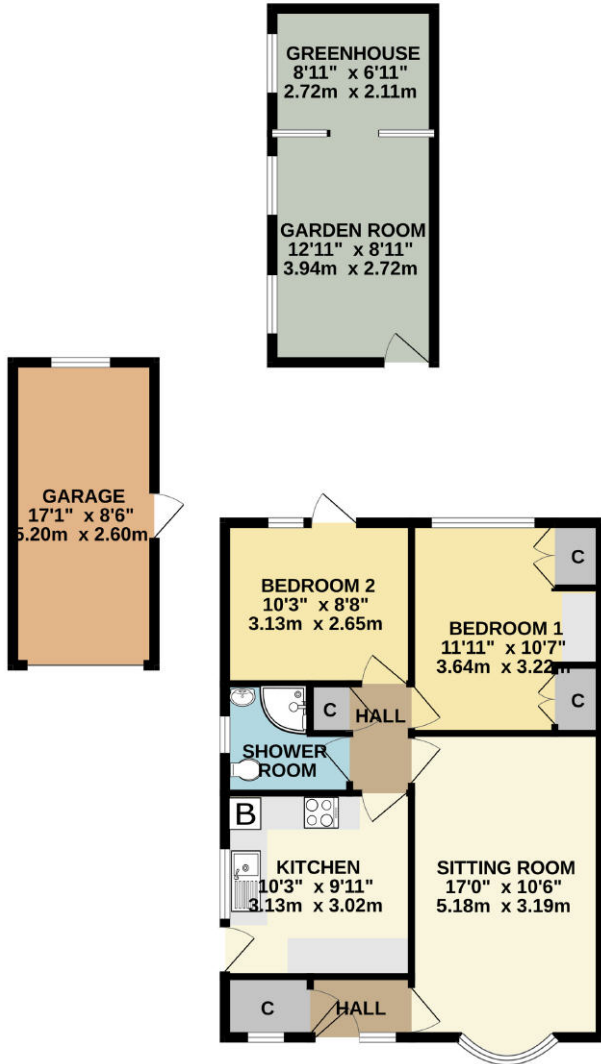
### Outside

The rear garden comprises an astro lawn area, bordered by gravelled sections. Outside tap. Outside light. Undercover storage area. **Garden Room 3.94m (12'11") x 2.72m (8'11")** & **Greenhouse 2.72m (8'11") x 2.11m (6'11")**. UPVC door provides side access in to the garage. Double UPVC doors provide access to the drive. The rear garden is bounded by fencing & walling.

To the front there is a further Astro lawn area, bordered by gravelled sections. Drive provides off road parking for multiple vehicles & access to the **Garage - 5.20m (17'1") x 2.60m (8'6")** - Electric door, power & lighting in situ. Front garden is bounded by walling.



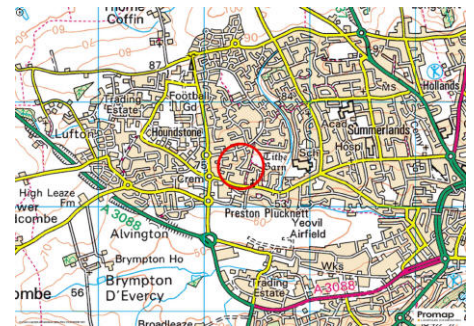
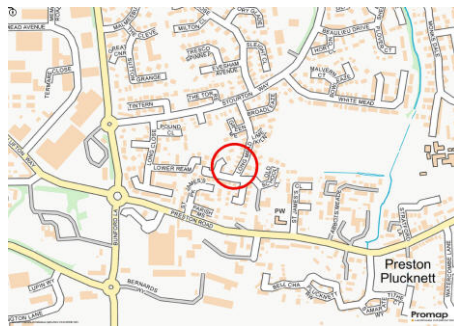
GROUND FLOOR  
935 sq.ft. (86.9 sq.m.) approx.



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

TOTAL FLOOR AREA: 935 sq.ft. (86.9 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.  
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**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**

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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* - D
- *Asking Price* - Guide Price £280,000
- *Tenure* - Freehold
- *Solar Panels* - 25 years and 6 months from 12.10.2011. Owner of the bungalow gets the benefit of solar generated electricity. The solar panel company gets the benefit of the Export and Feed in tariffs. Owner break clause on 2-4 months notice and purchase of the panels at a prescribed rate. At the end of the lease the solar panel company is not obligated to remove the equipment and will transfer ownership to the building owner. Building insurers should be notified of the presence of this lease. Other obligations and restrictions exist, please refer to your solicitor for further advice.

### 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, on a water meter
- *Sewerage* - Mains
- *Heating* - Gas Central Heating boiler located in the kitchen. Solar panels which are leased with 7 years left.
- *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* - Of road parking on a drive and a 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* - We'd recommend you review the Title/deeds of the property with your solicitor. Restricted Covenants include; Private dwellinghouse for a single family with garage and garden. Not to park any lorry, van or other commercial vehicle permanently or temporarily on the property. Not to park any caravan, boat, horsebox or trailer on the property. Not to store or place or permit to be stored or placed any boat or other chattel of any description whatsoever on the roof of the garage forming part of the house. \*More covenants in place refer to 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 flooding (defined as the chance of flooding as less than 0.1% each year) and MEDIUM RISK from Surface Water flooding (defined as the chance of flooding as between 1% and 3.3% chance 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)* - B

### 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 23.7.2024. 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.