



Rustywell Park, Yeovil, BA20 2NB

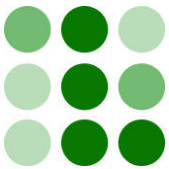
Guide Price £80,000
LEASEHOLD

**A very well presented one bedroom detached Park Home for the over 50's set on this popular & convenient location. The home benefits from UPVC double glazing, central heating and enclosed garden areas.
No Onward Chain**

 **LACEYS
YEOVIL LTD**



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95 Rustywell Park, Yeovil, BA20 2NB



- A Well Presented One Bedroom Detached Park Home For The Over 50's
- Popular & Convenient Site Location
- Modern Kitchen
- Shower Room
- UPVC Double Glazing
- Enclosed Garden Areas
- Off Road Parking
- 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.

Kitchen/Diner 5.30m (17'5") x 2.14m (7')

Modern well fitted kitchen comprising inset stainless steel single drainer, 1 ½ bowl sink unit with mixer tap, rolltop work surface with cupboards & drawers below. Recess for cooker. Recess for washing machine, plumbing in place. Recess for upright fridge/freezer. Wall mounted cupboards. Built in airing cupboard which houses the hot water tank. Space for table & chairs. Vinyl flooring. Built in storage cupboard. Extractor fan. Two UPVC double glazed windows, side & rear aspects. Concertina door to the lounge. Glazed door to the inner lobby.

Lounge 3.71m (12'2") x 3.67m (12')

Wall mounted electric panel heater. TV point. UPVC double glazed window, rear aspect. Frosted UPVC double glazed door to the side garden. Glazed door to the inner lobby.

Inner Lobby

Built in storage cupboard. Doors to the bedroom, kitchen/diner, lounge & shower room.

Bedroom 2.91m (9'7") x 2.89m (9'6")

Laminate flooring. UPVC double glazed window, front aspect.

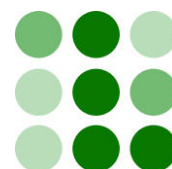
Shower Room

Comprising double wifith shower cubicle with wall mounted Triton electric shower in place, panelled surround. Vanity sink unit. Low flush WC. Heated towel rail. Laminate flooring. Frosted UPVC double glazed window, front aspect.

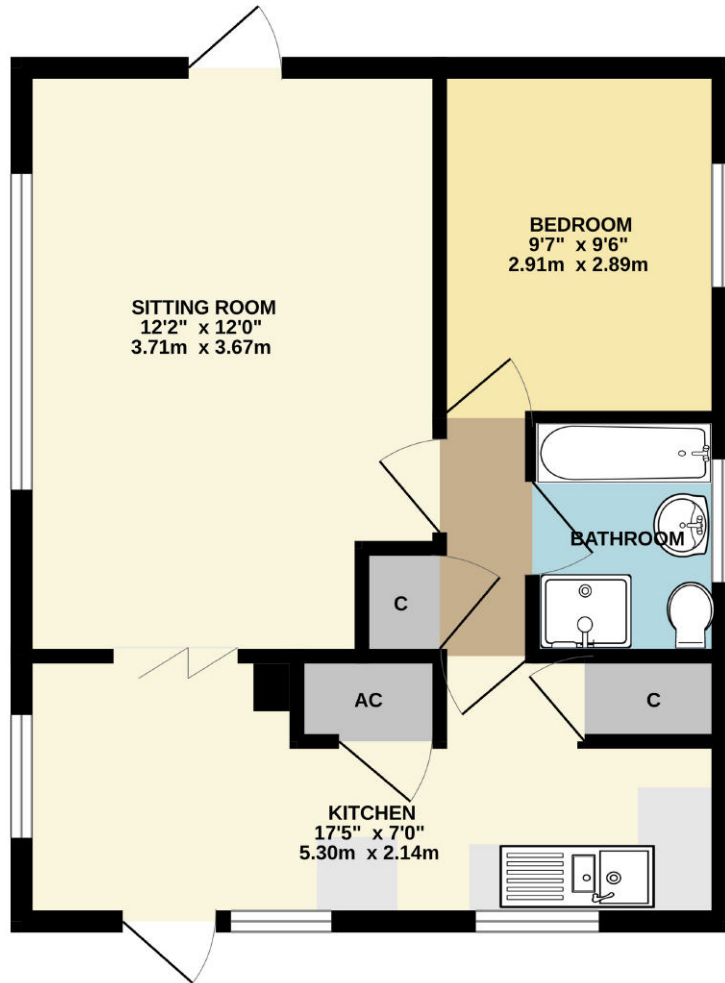
Outside

Garden areas to all sides of the home, including to paved patio seating areas. Lawn area. Well stocked with mature plants & shrubs. Timber garden shed. The garden is bounded by fencing with a timber gate providing access from the front aspect.

There is off road parking a short walk from the home.

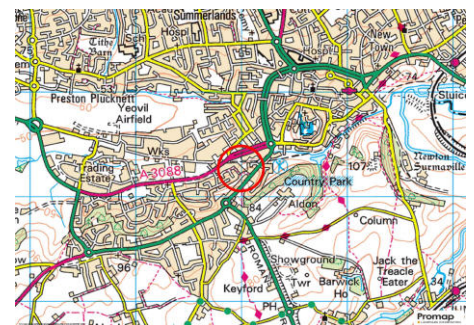


GROUND FLOOR
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA: 426 sq.ft. (39.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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

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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 - A
- Asking Price - Guide Price £80,000
- Tenure - Leasehold
- Pitch Fee - £214.22 per month

Part B

- Property Type - 1 Bed Detached Park Home
- 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 - Electric Heater in the lounge. Hot water tank located in the kitchen cupboard.
- 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 - Off road parking space.

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 - A full copy of the Park Rules are available on request.
- 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. A full copy of the Park Rules are available on request.
- 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%), Surface Water at a High Risk (defined as the chance of flooding each year as 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) - N/A.

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 26/7/2024.. 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.