



Westmead Close, Stoke Sub Hamdon,
TA14 6AD

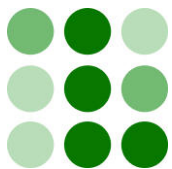
Guide Price £377,000
FREEHOLD

A very well presented and well proportioned modern two bedroom semi-detached home set in a tucked away quiet position within this select development in the popular village location of Stoke Sub Hamdon. The home benefits from gas central heating, UPVC double glazing, cloakroom, utility area, modern four piece bathroom suite, modern kitchen, enclosed rear garden enjoying good privacy, larger than average garage and off road parking.

 **LACEYS**
YEOVIL LTD



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8 Westmead Close, Stoke Sub Hamdon, TA14 6AD



- A Very Well Presented & Well Proportioned Two Bedroom Semi-Detached Home
- Sought After Village Location
- Tucked Away Position On This Recent Select Development Of Just 14 Homes
- Enclosed Rear Garden
- Garage In A Block & Off Road Parking
- Modern Four Piece Bathroom Suite
- Gas Central Heating & Double Glazing

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:

Double glazed front door to.

Entrance Hall

Radiator. Inset doormat. Inset ceiling spotlights. Laminate flooring. Stairs up to the landing. Doors to utility, lounge, dining room & kitchen.

Utility

Built in worksurface with cupboard below, recess for washing machine, plumbing in place. Laminate flooring. Door to cloakroom.

Cloakroom

Comprising low flush WC. Wall mounted wash basin. Radiator. Extractor fan. Laminate flooring. Frosted UPVC double glazed window, front aspect.

Lounge 5.41m (17'9") x 3.26m (10'8")

Two radiators. TV point. USB charging points in situ. UPVC double glazed windows, rear aspect. UPVC double glazed double opening doors to the rear garden. Throughway to dining room.

Dining Room 3.28m (10'9") x 2.71m (8'11")

Radiator. USB charging points in situ. Laminate flooring. UPVC double glazed window, front aspect.

Kitchen 3.67m (12') x 3.16m max (10'4")

Modern well fitted kitchen comprising inset stainless steel single drainer, 1 ½ bowl sink unit with mixer taps, rolltop work surface with a good range of cupboards & drawers below. Built in oven & hob, extractor hood above. Integrated dishwasher. Integrated fridge/freezer. Wall mounted cupboards. Built in understairs cupboard. Radiator. Plug sockets also have USB ports in place. Laminate flooring. Inset ceiling spotlights. UPVC double glazed window, rear aspect.

Landing

Stairs up to a half landing, UPVC double glazed window, side aspect. Further stairs up to the main landing, a lovely size offering scope to be a study/office space. Radiator. Built in cupboard, which houses the Vailant combi boiler. Hatch to loft space. UPVC double glazed window, front aspect. Doors to both bedrooms & the bathroom.

Bedroom One 3.25m (10'8") x 3.23m (10'7")

Built in wardrobes. Radiator. USB charging points in situ. UPVC double glazed window, rear aspect.

Bedroom Two 3.29m (10'10") x 3.13m (10'3")

Radiator. US charging points in situ. UPVC double glazed window, front aspect.

Bathroom 3.75m (12'4") x 2.20m (7'3")

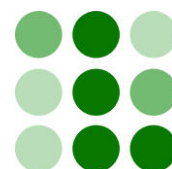
Modern four piece white bathroom suite comprising bath with tiled surround. Double width shower cubicle with wall mounted shower, oversized head and tiled surround. Low flush WC. Wall mounted wash basin. Heated towel rail. Extractor fan. Inset ceiling spotlights. Shaver point. Frosted UPVC double glazed window, rear aspect.

Outside

The rear garden comprises a paved patio area, lawn area, well stocked flowerbed with a range of shrubs & plants in place. Outside tap. Outside light. The garden is bounded by fencing & walling and enjoys a good degree of privacy. Paved path leads to a timber gate that provides side access/access to the drive/garage.

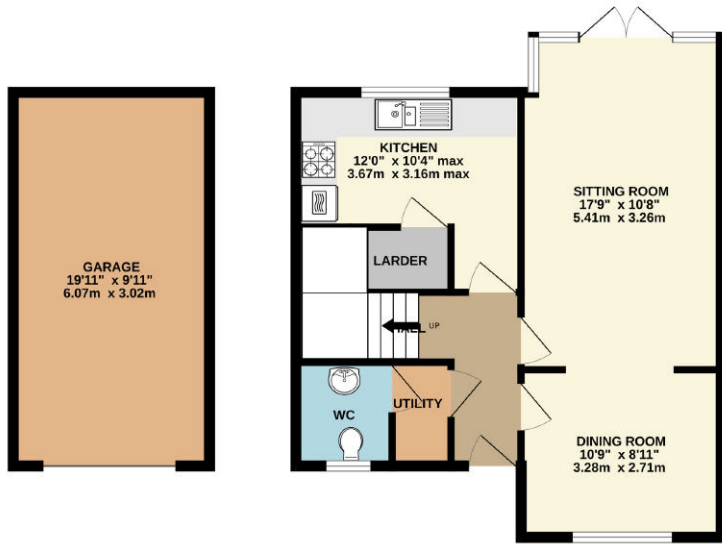
The front garden has a lawn area, well stocked flowerbed. Paved path to the front door. Outside light. Entrance canopy above.

Paved drive provides off road parking and access to the **Garage - 6.07m (19'11") x 3.02m (9'11")** - Up & over door, power & lighting.

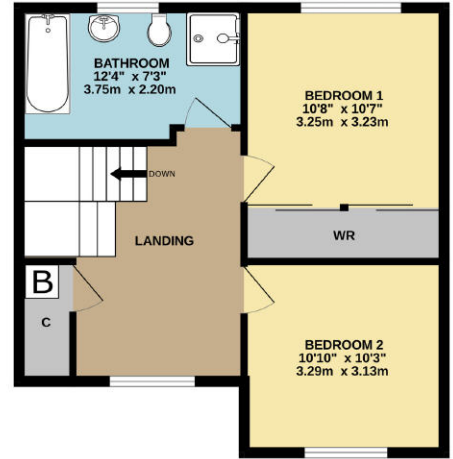


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GROUND FLOOR
736 sq.ft. (68.3 sq.m.) approx.

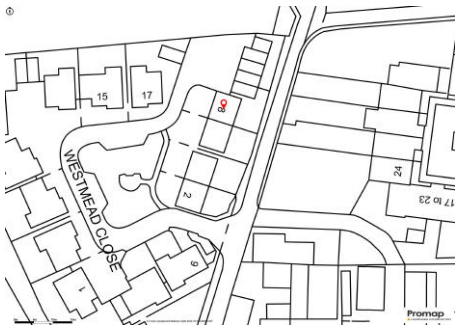
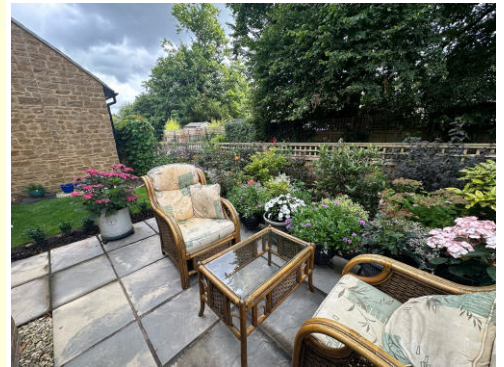
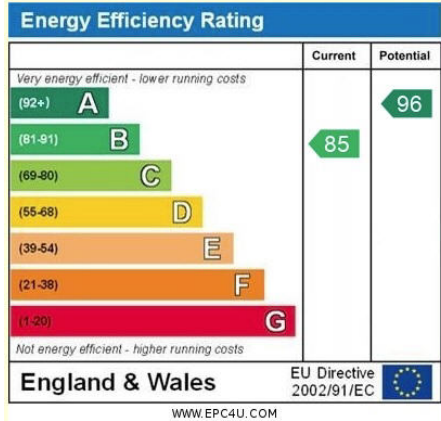


1ST FLOOR
496 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA : 1232 sq.ft. (114.4 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.
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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 - C
- Asking Price - Guide Price £377,000
- Tenure - Freehold
- Service Charge - £231.66 1.10.2023-31.3.2024

Part B

- Property Type - 2 Bed Semi-Deatched 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 meter
- Sewerage - Mains
- Heating - Gas Central Heating, combi boiler located in a cupboard on the landing, also heats 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 in front of the garage.

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. Restricted Covenants include; No trade business or commercial use whatsoever. Not to keep or permit to suffer to be kept on the property poultry, pigs, pigeons or noisy offensive or dangerous animals of any kind. Not to park or permit to be parked any commercial vehicles (other than a clean & roadworthy light commercial vans), caravans, boats, vans, camper vans, trailers, plant or equipment (nor any other vehicle that is untaxed or unroadworthy) on any part of the property or the common parts. Not to light any bonfires on any part of the property. Not to plant on any part of the property any cypress, leylandi or similar screening trees or hedges and not to allow any tree or shrub to exceed a height of 2 meters. *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 (defined as the chance of flooding each year as less than 0.1%) and LOW RISK from Surface Water (defined as the chance of flooding as between 0.1% and 1% 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 26/07/2024.. 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.