



Thorne Lane, Yeovil, BA21 3LU

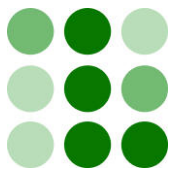
Guide Price £340,000
FREEHOLD

A well proportioned two/three bedroom detached chalet bungalow that requires updating, set in a popular residential location. The bungalow benefits from oil central heating, double glazing, conservatory, nice-sized enclosed rear garden, garage and off road parking for multiple vehicles. Also the added benefit of No Onward Chain.

 **LACEYS**
YEOVIL LTD



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3 Thorne Lane, Yeovil, BA21 3LU



- A Two/Three Bedroom Detached Bunaglow Offering Lots Of Scope
- Popular Residential Location, Close To Local Amenities
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- Conservatory
- Enclosed Rear Garden
- Detached Garage
- Off Road Parking For Two/Three Vehicles
- Oil Central Heating and UPVC Double Glazing
- No Onward Chain

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

Glazed door to.

Entrance Hall

Radiator. Coved ceiling. Telephone point. Doors to lounge, bedrooms, kitchen and ground floor bedroom.

Lounge/Dining Room 6.69m (21'11") x 3.71m (12'2")

Three radiators. Tv point. Coved ceiling. Three Upvc double glazed windows with front and side aspects.

Kitchen 3.73m (12'3") x 3.34m (10'11")

Comprising inset stainless steel, single drainer, 1½ bowl sink unit with mixer tap, tiled surround and rolled top worksurfaces with cupboards and drawers below. Built in oven, grill and hob with extractor over. Recess for washing machine with plumbing in place. Recess for under counter fridge. Floor standing Mistral boiler. Wall mounted cupboards. Coved ceiling. Vinyl flooring. Upvc double glazed window with side aspect. Vinyl flooring. Upvc double glazed door to conservatory.

Conservatory 2.84m (9'4") x 2.64m (8'8")

Tiled floor. Double opening Upvc double glazed doors to rear garden.

Bedroom One 3.75m (12'4") x 3.46m (11'4")

Built in bedroom furniture. Radiator. Coved ceiling. Telephone point. Upvc double glazed window with front aspect.

Bedroom Two/Study 3.68m (12'1") x 3.07m (10'1")

Built in furniture. Radiator. Coved ceiling. Upvc double glazed window with side aspect. Stairs to loft space.

Bedroom Three 3.33m (10'11") x 2.48m (8'2")

Radiator. Tv point. Coved ceiling. Upvc double glazed window with rear aspect.

Ground Floor Bathroom

Suite comprising bath with wall mounted Mira electric shower over. Tile surround. Pedestal washbasin. Low flush Wc. Radiator. Built in airing cupboard housing hot water tank. Vinyl flooring. Frosted Upvc double glazed window with rear aspect.

Landing

Door to attic room. Door to further space.

Attic Space 5.13m (16'10") x 4.63m (15'2")

Range of fitted cupboards and shelving, Tv point. Telephone point. Velux window with front aspect.

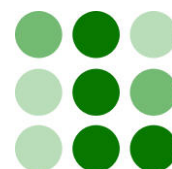
Storage Space

Built in shelving, Eave storage space, Revealed floorboards.

Outside

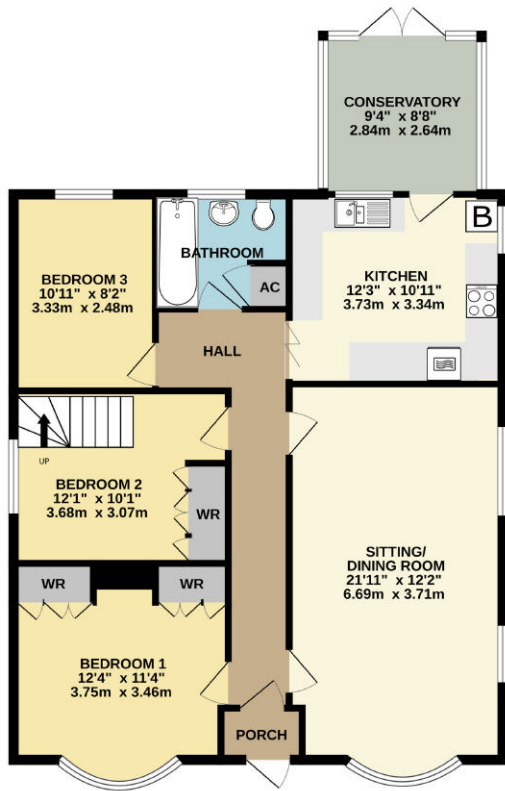
The rear garden enjoys a good amount of privacy and comprises two handstanding areas. Lawn section with mature shrubs and trees. Raised oil tank. Timber shed. Further lawn section with fruit trees in situ. Lawn is bounded by fencing. Door provides side access to garage. Timber gate provides side access to the drive.

To the front there is a lawned area with well stocked flower beds. Path upto front door. Drive provides off road parking for two to three vehicles and access to the **Garage - 6.11m (20'1") x 2.44m (8') - Up & over door, power & lighting in situ.**

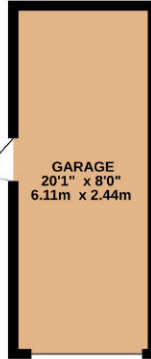
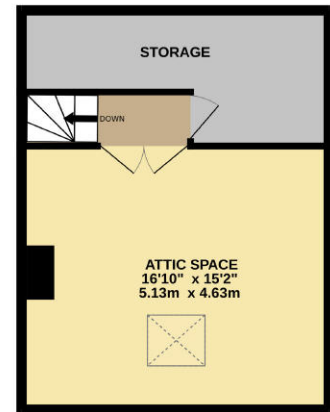


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GROUND FLOOR
1170 sq.ft. (108.7 sq.m.) approx.



1ST FLOOR
402 sq.ft. (37.3 sq.m.) approx.

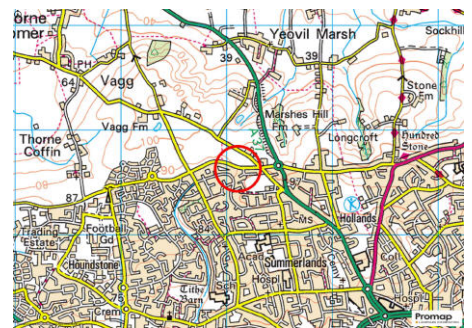
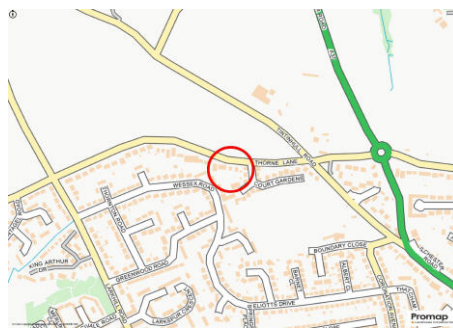
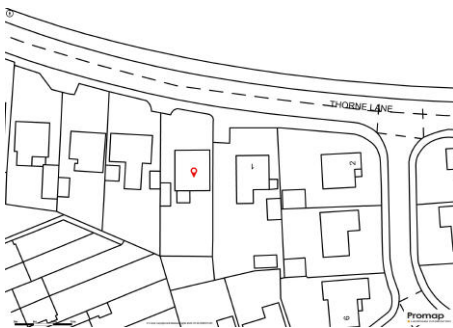


TOTAL FLOOR AREA: 1572 sq.ft. (146.0 sq.m.) approx.

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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| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | 74 |
| (21-38) | F | 44 | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| www.epc4u.com | | | |



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 - £340,000 Guide Price
- Tenure - Freehold

Part B

- Property Type - 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 meter
- Sewerage - Mains
- Heating - Oil Central Heating. Hot Water tank located in the airing cupboard in the bathroom that 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 and off road parking on drive.

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.
- 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 and Surface Water flooding (defined as the chance of flooding each year as less than 0.1%)
- Coastal Erosion Risk - N/A
- Planning Permission - 16/00978/REM - The erection of 298 dwellings, access to new primary school, link road between Western Avenue and Brimsmore House, improvement works to the local highway network, public open space, structural landscaping and alterations to Brimsmore Tree Cottage (Revisions to superseded 11/00361/REM, 13/02934/S73 and 14/03596/S73 in relation to area 'B')
- Accessibility/ Adaptations - Concrete ramp to the front with safety rails in place also, safety rails to the rear also.
- Coalfield Or Mining Area - N/A

Energy Performance Certificate (EPC Rating) - E.

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 8.8.2024. 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.