



Brimsmore Court, Brimsmore, Yeovil,
BA21 3LB

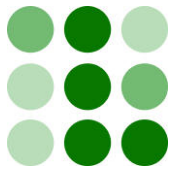
Guide Price £315,000
FREEHOLD

Situated in a most attractive courtyard setting is this three bedroom end of terrace barn conversion which is situated on the north side of Yeovil. The accommodation includes an entrance hallway, cloakroom, a spacious twin aspect living room and a kitchen/dining room whilst upstairs the landing provides access to two double bedrooms (master en-suite), a single room and the family bathroom. Approaching the property via a courtyard parking area where there is parking and a garage a pathway leads to the good size garden which in turn leads to the front door. The property is both fully double glazed and has gas central heating.

 **LACEYS**
YEOVIL LTD



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3 Brimsmore Court, Brimsmore, Yeovil, BA21 3LB



- Barn Conversion Rich in Character
- Three Bedrooms
- Spacious Living Room
- Twin Aspect Kitchen/Dining Room
- Master Bedroom With En-Suite
- Large Garden (all to rear)
- Courtyard Setting
- Parking & Garage
- Double Glazed and Gas Central Heating

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:

Entrance Hall

As you enter the property into the entrance hallway there are doors which open to the cloakroom, sitting room and kitchen/dining room. A further door opens to a slim storage cupboard and stairs provide access to the first floor. There is a ceiling light point, a radiator and a practical tiled floor.

Cloakroom

Fitted with a low level WC with space for a washing machine. There is a ceiling light point.

Sitting Room 5.55m (18'3") x 4.21m (13'10")

This generous twin aspect room has double glazed windows overlooking the front and rear of the property and a beamed ceiling. There are two radiators and a feature stone built fireplace (no flue or chimney) with an electric fire and wall lamps.

Kitchen/Dining Room 5.48m (18'0") x 2.45m (8'0")

Once again this room offers plenty of charm and character with exposed stonework and a beamed ceiling. There is a good selection of wall, base and drawer units with solid wood work surfaces above and a built in oven and hob with extractor hood above. The butler sink with mixer tap is conveniently situated under the front facing double glazed window. There is space for a dishwasher and fridge/freezer. There is a radiator under the rear facing double glazed window. Space is available for a table and chairs.

First Floor Landing

Doors open to all three bedrooms and the family bathroom. There is access to the loft, a wall lamp and a radiator.

Bedroom One 5.55m (18'3") x 3.95m (13'0")

This generous twin aspect room has windows facing both the front and rear and has two radiators. There is space for wardrobes and exposed timbers. There are wall lamps and a door to the en-suite shower room. A further door opens to the airing cupboard which houses the hot water cylinder.

Ensuite

The shower room is mostly tiled and includes a corner shower unit with electric shower, a pedestal wash basin and a low level WC. There is an enclosed ceiling lamp, a rear facing Velux roof window, a heated towel rail and a built in shelf.

Bedroom Two 3.28m (10'9") x 2.62m (8'7")

A cosy double room with a rear facing double glazed window, exposed beam, wall lamp and a radiator.

Bedroom Three 2.51m (8'3") x 2.51m (8'3")

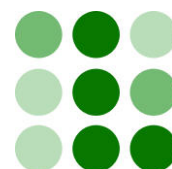
A good size single room currently used as an office with a double glazed window overlooking the front of the property, exposed wood work and a radiator.

Family Bathroom

Fitted with a panel enclosed bath with electric shower above and glass screen to side, a pedestal wash basin and a low level WC. There is an enclosed lamp, a heated towel rail and a rear facing Velux window beneath which there is a useful shelf.

Outside

Approaching the property there is a courtyard area in which there is a single garage in a block with parking alongside. A pathway then leads to the garden for number three which is mainly laid to lawn with planted beds, mature shrubs and bushes and a good size patio area next to the main door which is perfect for al-fresco dining.

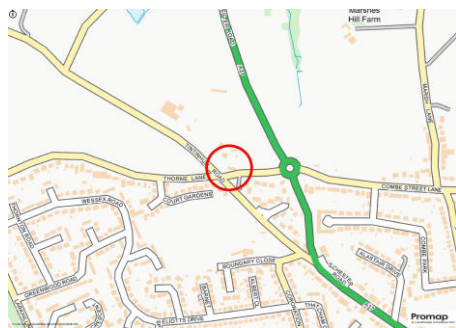
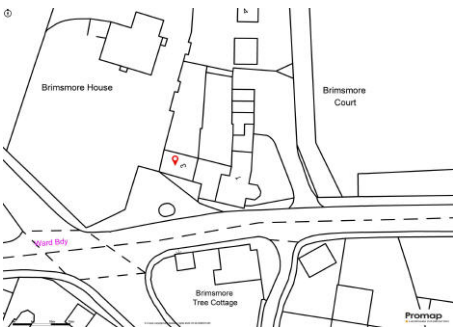
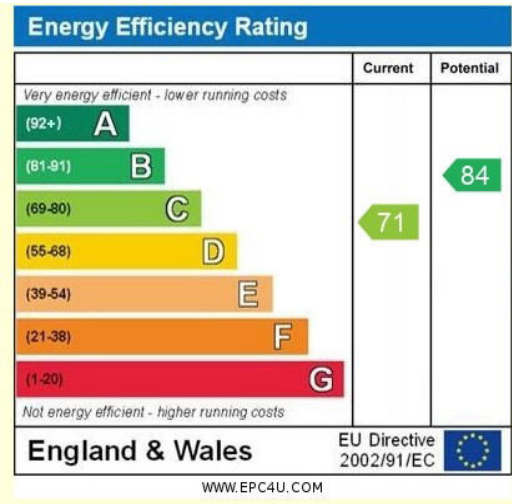




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YEovil

TOTAL FLOOR AREA 971 sq.ft. (90.2 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of lines, windows, doors and all other details are approximate and no responsibility is taken for any errors, 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 here are not guaranteed and no guarantee is given as to their operability or efficiency over time.
Made with floorplan 020204



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 - D
- Asking Price - Guide Price £315,000
- Tenure - Freehold

Part B

- Property Type - 3 Bed End of Terrace Barn Conversion
- 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 (metered)
- Sewerage - Mains
- Heating - Gas Central Heating.
- 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 - Parking & 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 - No portion of the land hereby conveyed shall be used for business purposes and any buildings erected thereon shall be only used as permanent private dwellinghouses with usual outbuildings and garages. No boat caravan or large commercial vehicle shall be parked or allowed to remain on any portion of the land hereby conveyed. The right of way at all times for all usual and reasonable purposes connected with the enjoyment of the property with or without vehicles over the access way. The right of way at all times for all usual and reasonable purposes connected with the enjoyment of the property but on foot only over the footpath. The right of passage of water soil gas electricity and telephone communications through the service installations serving the property which are now or may or during the maximum permitted period be situated on in or under the estate. The residents of Brismore Court were originally responsible for a quarter share in the maintenance and electricity for the private on-site pumping station. However, we have seen documentation from Wessex Water showing that maintenance responsibility for the pumping station was adopted by Wessex Water on 1st October 2016. We would recommend your solicitor confirms this during the conveyance. Not to keep or suffer or permit to be kept on the property poultry pigs pigeon or noisy offensive or dangerous birds or animals. We understand that there is a quarter share responsibility for the maintenance of the access way and external lights (inc electricity)
- Rights and Easements - We are not aware of any significant rights or easements however we recommend checking this with your conveyancer.
- 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 - 05/00753/OUT -Next to the double roundabout there is currently the ongoing development of Brismore for which planning was approved for 830 dwellings in 2007. We do not believe that this will directly affect the subject property however we recommend that you make your own enquiries regarding this.
- 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 Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor, on the **18th August 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.