



Drake Road, Yeovil, BA21 5EY

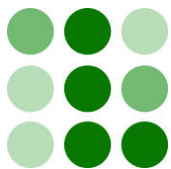
OIEO £279,000
FREEHOLD

This three storey townhouse offers deceptively spacious accommodation arranged over three floors with an enclosed garden to the rear, garage and parking. Upon entering the property there is an entrance hallway, cloakroom, ground floor reception room, kitchen/dining room and a utility room whilst on the first floor there is a spacious living room with small balcony and a double bedroom. On the top floor there are three further bedrooms (master with en-suite) and a wet room.

 **LACEYS**
YEOVIL LTD



12-14 Hendford, Yeovil, Somerset BA20 1TE
Tel: 01935 425115 Email: info@laceysyeovil.co.uk



24 Drake Road, Yeovil, BA21 5EY



- Spacious Town House
- Accommodation Arranged Over Three Floors
- Four Bedrooms and Two Reception Rooms
- Kitchen/Dining Room
- Ground Floor Cloakroom
- Master Bedroom With En-Suite
- Family Wet Room
- Garage & Parking

www.rightmove.co.uk
www.primelocation.com
www.zoopla.co.uk

The **ACCOMMODATION** comprises:

Entrance Hall

As you enter the property you are greeted with an entrance hallway which offers an under stairs storage cupboard, a radiator and a ceiling light point. A door opens to the cloakroom and kitchen/dining room with double doors opening to the ground floor reception room.

Ground Floor Reception Room 4.01m x 2.77m (13'2" x 9'1")

Offering various use options including a formal dining room, TV room or even a fifth bedroom. A double glazed window overlooks the front of the property. There is a radiator and a ceiling light point.



Cloakroom

Fitted with a low level WC and a pedestal wash basin with mixer tap and tiled splash back. There is an enclosed ceiling lamp and an extractor fan.

Kitchen/Dining Room 4.24m x 3.68m (13'11" x 12'1")

Offering a good selection of wall, base and drawer units with work surfaces above. The boiler can be found neatly concealed in one of the units and built in appliances include a fridge/freezer and an electric oven, gas hob with extractor hood above. A panel hides space for a dishwasher and the stainless steel sink is conveniently situated under the rear facing double glazed window overlooking the garden. Space is available for a dining table and chairs. There is a radiator, recessed spot lighting and a door opening to the utility room.



Utility Room

The ideal space to kick off muddy shoes and hang coats. There is space for two appliances with work surface and storage cupboards above. There is a ceiling light point, an extractor fan and a glazed door opening to the rear garden.

First Floor Landing

Doors open to the sitting room and bedroom three. A double glazed window overlooks the front of the property. There is a radiator and a ceiling light point.

Sitting Room 5.59m x 4.22m (18'4" x 13'10")

A good size room with a double glazed window overlooking the rear garden and patio doors which open to the small balcony. There are two ceiling light points and two radiators.



Bedroom Three 3.99m x 3.09m (13'1" x 10'2")

A good size double room with a radiator and a ceiling light point. A double glazed window overlooks the front of the property.

Bedroom One 3.27m x 3.25m (10'9" x 10'8")

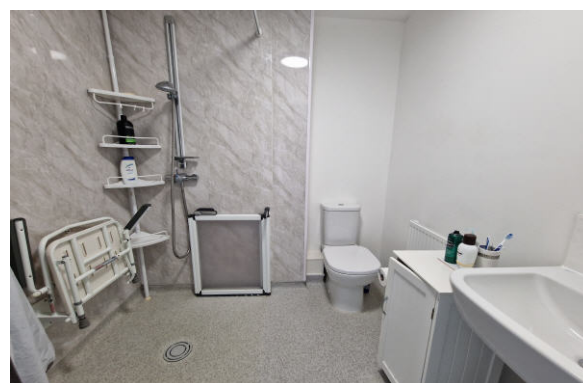
A good size double room with a double glazed window overlooking the front of the property, a radiator and a ceiling light point. There is a useful storage cupboard and a door which opens to the en-suite shower room.

En-suite

Fitted with a shower enclosure with glass door and thermostatically controlled shower, a pedestal wash basin and a low level WC. There is a front facing obscured double glazed window, an enclosed ceiling lamp, an extractor fan and a radiator.

Bedroom Two 3.51m x 3.44m (11'6" x 11'3")

A further good size double bedroom with a radiator and a ceiling light point. A double glazed window overlooks the rear of the property.

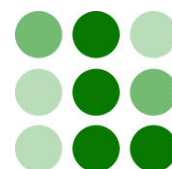


Bedroom Four 3.52m x 2.01m (11'7" x 6'7")

This single room or study has a double glazed window overlooking the rear of the property, a radiator and a ceiling light point.

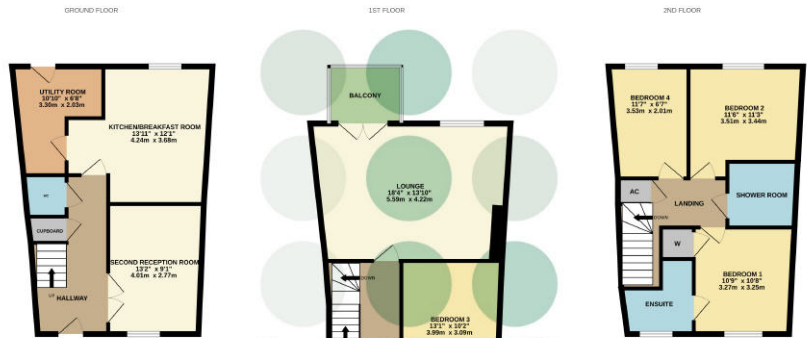
Wet Room

Originally designed as a bathroom the practical wet room offers a walk in shower, low level WC and a pedestal wash basin. There is a radiator, an enclosed ceiling lamp and an extractor fan.

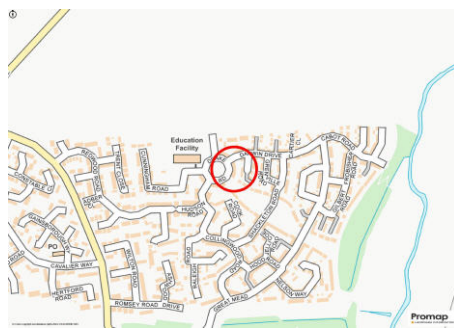
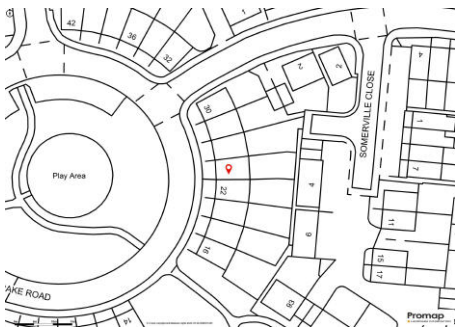
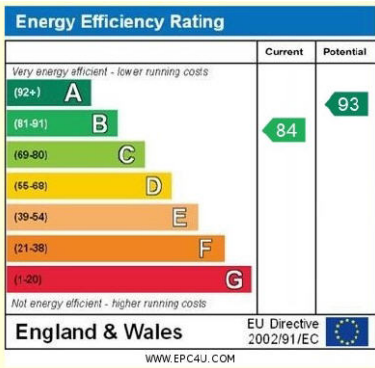


OUTSIDE

The rear garden has been designed with ease of maintenance in mind with steps leading through the garden. There is an area of lawn to one side, terraced planting beds and an area of decking all of which is fully enclosed by wood fencing. Gated access to the rear leads you to a path which takes you around to where a single garage (located under a carport) can be found which has parking in front.



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and the 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. Made with Intertek C1024.



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 - OIEO £279,000
 - Tenure - Freehold
 - Garage- Located under coach house- Leasehold
 - Term of Garage Lease- 999 years from 2009- The seller has advised us that he contributed £10 towards the buildings insurance of the garage for this year.
- Estate Charge for upkeep of communal areas £115.16 (we have seen previous half yearly statement for period 1/8/2023- 31/1/2024) for £57.58

Part B

- Property Type - 4 Bed, 3 Storey, Terraced Town House
- Property Construction - Standard
- 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 (boiler in kitchen, tank in airing cupboard top floor)
- 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 and 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 - To use the property as a single private dwelling house only and no trade of business to be carried out. Not to cause nuisance or annoyance to neighbours nor to use the property for any illegal or immoral purposes. Washing only to be hung in rear garden. No caravan house on wheels or other chattel adapted or intended for use as a dwelling or sleeping place or boat or trailer shall be erected made built or allowed to stand on the property. Not to keep breed or otherwise possess poultry or other animals or birds upon the property except a domestic pet and not knowingly to permit any domestic pet belonging to the transferee to soil any common parts of the estate. No notice nameplate board placard or advertisement other than nameplates and house numbers of a reasonable size. Not to erect or allow or cause to be erected or set up at any time after transfer any satellite dish solar panel external radio television or similar apparatus on or forward of the front side elevation of the property without the prior written consent of the transferor nor without the written consent permission from the relevant local planning authority if required and no satellite dish or similar apparatus may be erected on the street elevation of the property not to the roof of the property and any satellite dishes must be of a dark coloured mesh unless fixed to a light coloured rendered wall in which case a white dish should be used. Not to store any goods materials or rubbish outside the property which are visible from the other parts of the estate other than in the bin collection or for a temporary period on the appropriate refuse collection day. Not to carry out any repair or maintenance of motor vehicles on any part of the estate (including the property) except in any garage on the property. Not to use any garage parking space or driveway forming part of the property for any purpose other than for the parking of a private motor vehicle or motorcycle or commercial vehicle with a load capacity not exceeding 2540kg in weight or the keeping of items of a domestic or horticultural nature.
- Rights and Easements - We have not been made aware of any significant material rights however we recommend that you check these 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 (defined as the chance of flooding each year as less than 0.1%) and LOW RISK from Surface Water flooding (defined as the chance of flooding each year as between 0.1% and 1%)
- Coastal Erosion Risk - N/A
- Planning Permission - No records on the Local Authority's website directly affecting the subject property.
- Accessibility/ Adaptations - Wet Room on top floor.
- Coalfield Or Mining Area - N/A

Energy Performance Certificate (EPC Rating) - B

Other Disclosures

No other disclosures have been made by the seller.

This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor, on the **23rd August 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.