



Cavalier Close, Yeovil, BA21 5UP

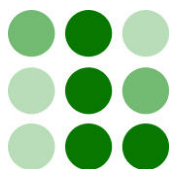
Guide Price £175,000
FREEHOLD

A two bedroom end of terrace home set in a convenient residential location close to local amenities. The home benefits from gas central heating, UPVC double glazing, enclosed rear garden and a garage in a block close by. Also the added benefit of No Onward Chain.

 **LACEYS**
YEOVIL LTD



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12 Cavalier Close, Yeovil, BA21 5UP



- A Two Bedroom End Terrace Home
- Convenient Location
- Enclosed Rear Garden
- Garage To The Rear In A Block
- Gas Central Heating
- UPVC Double Glazing
- Good Opportunity For First Time Buyer(s)
- 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 double glazed front door to.

Entrance Hall

Radiator. Phone point. Laminate flooring. Stairs to the landing. Door to lounge. Throughway to the kitchen.

Lounge 6.10m (20') x 4.57m (15')

Built in gas fire with wooden surround and mantle above. TV point. Radiator. Built in understairs cupboard. Coved ceiling. UPVC double glazed window, rear aspect. UPVC double glazed door to the rear garden.

Kitchen 3.05m (10') x 2.44m (8')

Comprising inset stainless steel single drainer, single sink unit with tiled surround, rolltop worksurface with a cupboard below. Recess for washing machine, plumbing in place. Space for cooker. Space for upright fridge/freezer. Wall mounted cupboards. Tiled floor. UPVC double glazed window, front aspect.

Landing

Hatch to loft space. Doors to both bedrooms & the bathroom.

Bedroom One 4.57m (15') x 3.05m (10')

Radiator. Two UPVC double glazed windows, both rear aspects.

Bedroom Two 4.01m (13'2") x 3.95m (13')

Radiator. Built in overstairs cupboard. Built in cupboard which houses the Worcester combi boiler. UPVC double glazed window, front aspect.

Bathroom 3.04m (10') x 2.43m (8')

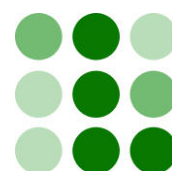
White suite comprising bath with mixer tap shower attachment, tiled surround. Pedestal wash basin. Low flush WC. Extractor fan. Radiator. Vinyl flooring. Frosted UPVC double glazed window, side aspect.

Outside

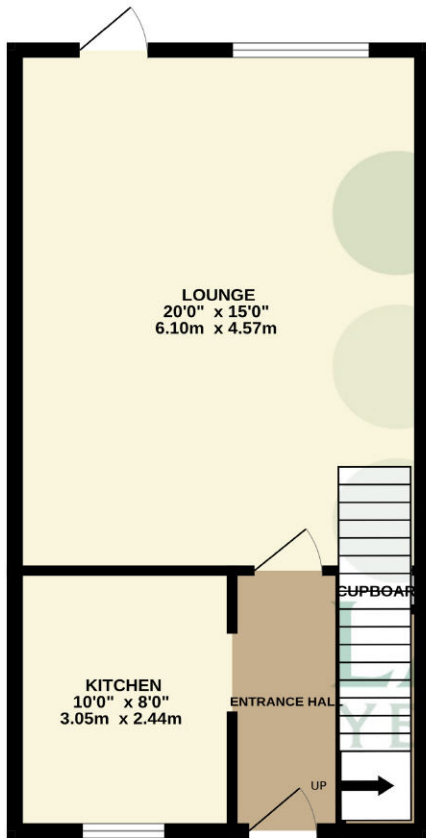
To the rear there is an enclosed garden comprising a paved patio area, steps up to a lawn area, shrubs & trees in situ. Timber garden shed. The garden is bounded by timber fencing, a timber gate provides side access from the front of the house.

To the front there is a lawn area. Concrete path to the front door.

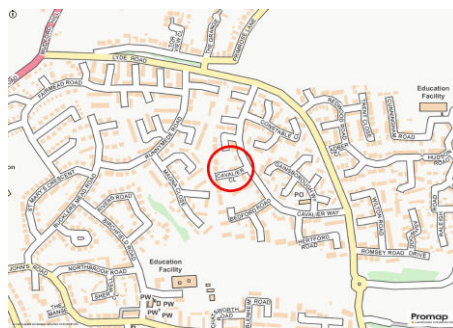
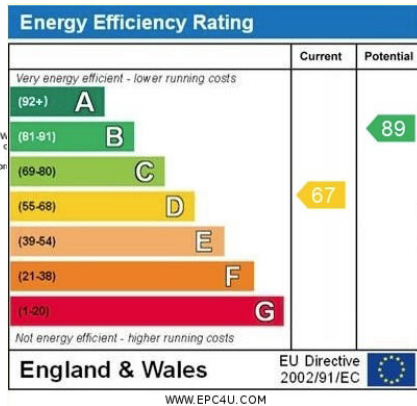
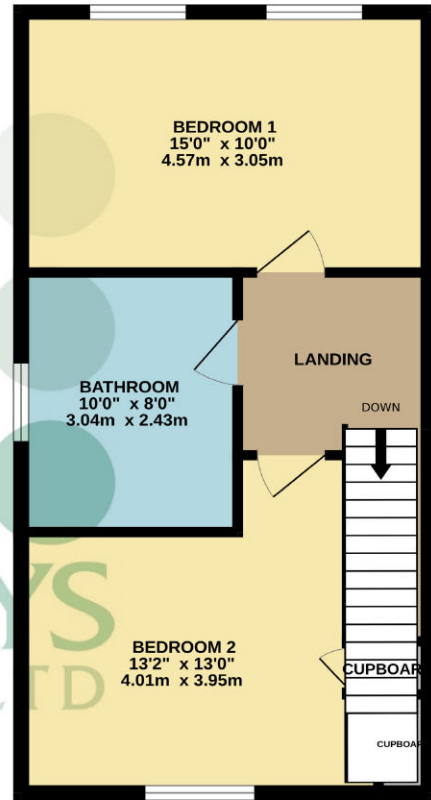
Short walk from the house to the Garage located in a block.



GROUND FLOOR



1ST FLOOR



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

Photographs are reproduced for general information and it must not be inferred that any item is included for sale / to let with this property. Please note floor plans are not to scale and are for identification purposes only. The photographs used in these particulars may have been taken with the use of a wide angle lens. If you have any queries as to the size of the accommodation or plot, please address these with the agent prior to making an appointment to view.

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 - B
- Asking Price - Guide Price £175,000
- Tenure - Freehold

Part B

- Property Type - 2 Bed End Terrace 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, not metered
- Sewerage - Mains
- Heating - Gas Central Heating (Combi Boiler Located in the Bedroom Two, 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>. Current broadband connection not known.
- Mobile Signal/Coverage – Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>.
- Parking - Garage in a block

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. Restricted Covenants include; Not to use the property for any trade, manufacture or business. Not to keep any caravan or other portable structure adapted for use as a sleeping compartment in front of the building. Front garden to remain open plan. Not to keep upon the property any animals except such as are usually kept as domestic pets. *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 Flooding (defined as the chance of flooding each year 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) - D

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 09/09/2024. 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.