



Heather Way, Yeovil, BA22 8DZ

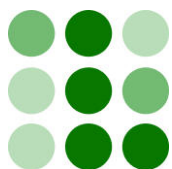
Guide Price £425,000
FREEHOLD

A very well proportioned and well presented four bedroom, three reception room detached family home set in a tucked away position in this popular residential location. The home benefits from gas central heating, UPVC double glazing, cloakroom, en-suite to the main bedroom, nice-sized enclosed rear garden enjoying good privacy, double garage and off road parking. Also the added benefit of No Onward Chain.

 **LACEYS**
YEOVIL LTD



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60 Heather Way, Yeovil, BA22 8DZ



- A Very Well Presented Four Bedroom Detached Family Home
- Three Reception Rooms
- Tucked Away Position, Popular Location
- Modern Kitchen & Conservatory
- Gas Central Heating & UPVC Double Glazing
- Double Garage & Off Road Parking
- Enclosed Private Rear Garden
- No Onward Chain

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:

UPVC double glazed front door to.

Reception Hall

Radiator. Built in storage cupboard. Coved ceiling. Laminate flooring. Stairs up to the landing. Doors to cloakroom, study, lounge & kitchen.

Cloakroom

Comprising low flush WC. Vanity sink unit. Radiator. Laminate flooring. Frosted UPVC double glazed window, front aspect.

Study 3.47m (11'5") x 2.43m (8')

Radiator. Coved ceiling. Built in understairs cupboard. Phone point. Two UPVC double glazed windows, front & side aspects.

Kitchen 5.45m (17'11") x 2.75m (9')

Modern well fitted kitchen comprising 1 ½ bowl sink unit with mixer tap, tiled surround and rolltop work surface with a good range of cupboards & drawers below. Built in oven, grill & 5 ring gas hob with extractor hood above. Recess for dishwasher, plumbing in place. Integrated fridge/freezer. Wall mounted cupboards, one houses the Worcester boiler. Built in breakfast bar, recess below for washing machine, plumbing in place. Two radiators. TV point. Inset ceiling spotlights. UPVC double glazed window, front aspect. Frosted UPVC double glazed door to the garden. Door to the dining room.

Dining Room 3.00m (9'10") x 2.76m (9'1")

Radiator. Coved ceiling. UPVC triple glazed window, rear aspect, Archway through to the lounge.

Lounge 4.86m (15'11") x 3.87m (12'8")

Built in electric fire with marble surround & hearth, wooden outer and mantle over. TV point. Radiator. Coved ceiling. UPVC triple glazed sliding patio doors to the conservatory.

Conservatory 4.38m (14'4") x 3.05m (10')

Tiled floor. UPVC double glazed, double opening doors to the rear garden.

Landing

Radiator. Built in airing cupboard which houses the hot water tank. Hatch to loft space. UPVC double glazed window, side aspect. Doors to all bedrooms & the family bathroom.

Bedroom One 4.07m (13'4") x 2.98m (9'9")

Built in wardrobes. Radiator. Ceiling light/fan. Two UPVC triple glazed windows both rear aspects. Door to the en-suite.

En-Suite

White suite comprising corner shower cubicle with tiled surround. Pedestal wash basin. Low flush WC. Heated towel rail. Light/shaver point. Tiled floor. Inset ceiling spotlights. Half tiled walls. Extractor fan. Frosted UPVC double glazed window, side aspect.

Bedroom Two 3.77m (12'4") x 3.70m (12'2")

Built in wardrobes. Radiator. Ceiling light/fan. Coved ceiling. UPVC double glazed window, front aspect.

Bedroom Three 3.03m (9'11") x 2.96m (9'9")

Built in wardrobe. Radiator. Coved ceiling. UPVC triple glazed window, rear aspect.

Bedroom Four 2.58m (8'6") x 2.12m (6'11")

Radiator. UPVC double glazed window, front aspect.

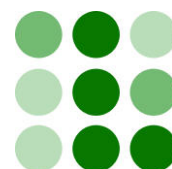
Family Bathroom

White suite comprising bath with mixer tap shower attachment, tiled surround. Pedestal wash basin. Low flush WC. Heated towel rail. Light/shaver point. Extractor fan. Tiled floor. Inset ceiling spotlights. Frosted UPVC double glazed window, front aspect.

Outside

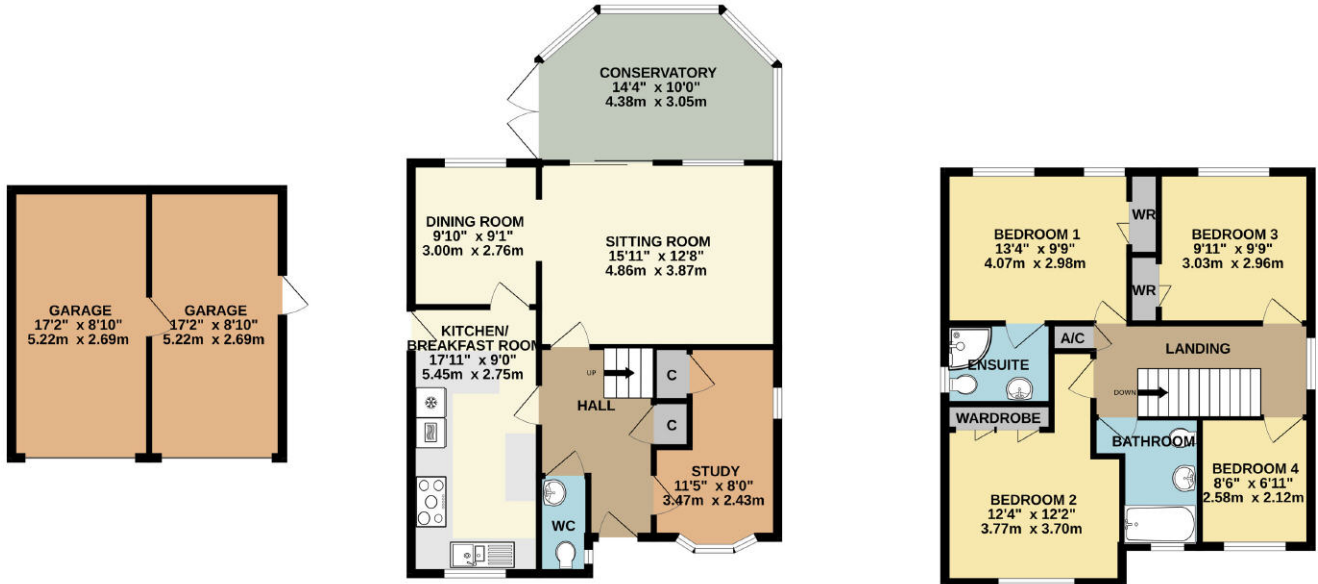
To the rear there is a nice sized enclosed garden that enjoys good privacy, comprising of two paved patio areas, lawn areas, garden beds with a good range of plants & shrubs in place. Outside tap. Outside light. The garden is bounded by fencing with a timber gate proving access from the drive. Side door in to the double garage.

To the front there is a lawn area, shrubs in situ. Drive provides off road parking for two vehicles and access to the **Double Garage 5.22m (17'2") x 2.69m (8'10")** Each Garage measures the same - Roller doors, power & lighting in situ.

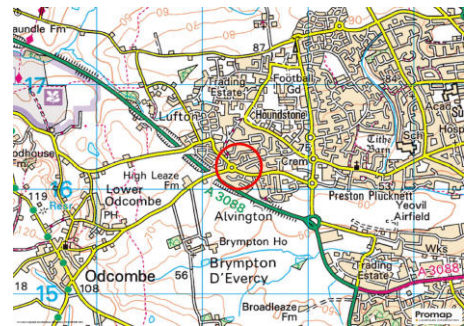
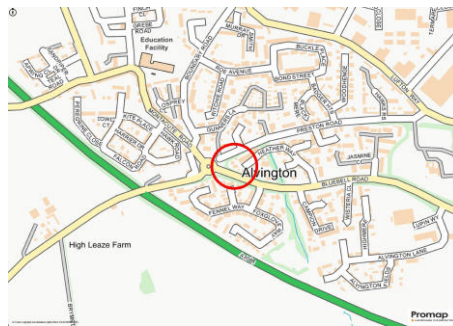
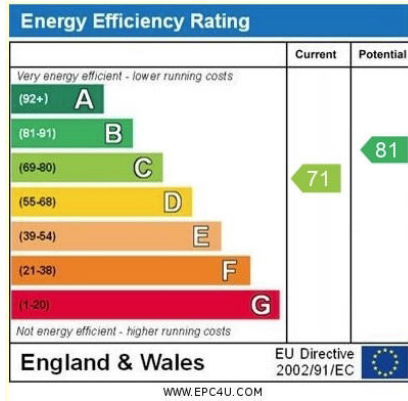


GROUND FLOOR

1ST FLOOR



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 - E
- Asking Price - Guide Price £425,000
- Tenure - Freehold

Part B

- Property Type - 4 Bed Detached 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 Worcester boiler located in the kitchen.
- Broadband - Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>. Current connection is ADSL.
- Mobile Signal/Coverage – Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>.
- Parking - Double Garage & drive parking.

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; Not to use the property or suffer the same to be used for the purpose of any manufacture trade profession (other than the profession of a Doctor, Dentist or Solicitor) or business of any description or for any purpose other than as a private dwellinghouse in the occupation of a single family. Not to use the garden ground on the property for any purpose other than as a private garden. No boat or commercial vehicle or caravan, house on wheels or other chattel adapted or intended for use as a dwelling or sleeping place shall be parked, left placed, allowed to stand or be erected on the property or any part thereof. *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 and Surface Water flooding (defined as the chance of flooding each year as less than 0.1%)
- Coastal Erosion Risk - N/A
- 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) - 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 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.