



Pine Tree Avenue, Yeovil, BA21 2NN

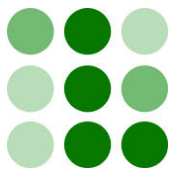
Guide Price £235,000
FREEHOLD

A three bedroom semi-detached home requiring updating, set in this popular residential location, close to local amenities. The home benefits from gas central heating, UPVC double glazing, garden room, enclosed rear garden, garage and off road parking. No Onward Chain.

 **LACEYS**
YEOVIL LTD



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13 Pine Tree Avenue, Yeovil, BA21 2NN



- A Three Bedroom Semi-Detached Home
- Updating Required
- Popular Location, Close To Local Amenities
- Enclosed Rear Garden
- Gas Central Heating
- UPVC Double Glazing
- Garage & Off Road Parking
- 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:

Frosted UPVC double glazed front door to.

Entrance Porch

Frosted glazed door to.

Lounge 6.68m (21'11") x 3.37m (11'1")

Built in stone fireplace with paved hearth & mantle. Two radiators. TV point. Phone point. Coved ceiling. Two UPVC double glazed windows, front & rear aspects. Door to the stairs. Sliding door to the kitchen.

Kitchen 3.02m (9'11") x 2.20m (7'3")

Comprising inset single drainer, single sink unit with mixer tap, tiled surround and rolltop work surface with cupboards & drawers below. Built in oven & hob with extractor hood above. Recess for under counter fridge. Wall mounted cupboards. Radiator. Tiled floor. UPVC double glazed window, rear aspect. Frosted UPVC double glazed door to the garden room.

Garden Room 2.97m (9'9") x 1.57m (5'2")

Plumbing in place for washing machine. UPVC double glazed door to the rear garden.

Landing

Hatch to loft space. Built in storage cupboard. Doors to all bedrooms & the bathroom.

Bedroom One 3.65m (12') x 3.06m (10')

Range of built in furniture. Radiator. UPVC double glazed window, front aspect.

Bedroom Two 2.94m (9'8") x 2.55m (8'4")

Radiator. Built in cupboard which houses the Vaillant combi boiler. UPVC double glazed window, rear aspect.

Bedroom Three 2.73m (8'11") x 2.54m (8'4")

Radiator. UPVC double glazed window, front aspect.

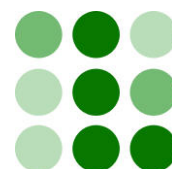
Bathroom 2.22m (7'3") x 2.20m (7'3")

White suite comprising bath with wall mounted Mira Sport electric shower over, tiled surround. Pedestal wash basin. Low flush WC. Shaver point. Radiator. Vinyl flooring. Frosted UPVC double glazed window, rear aspect.

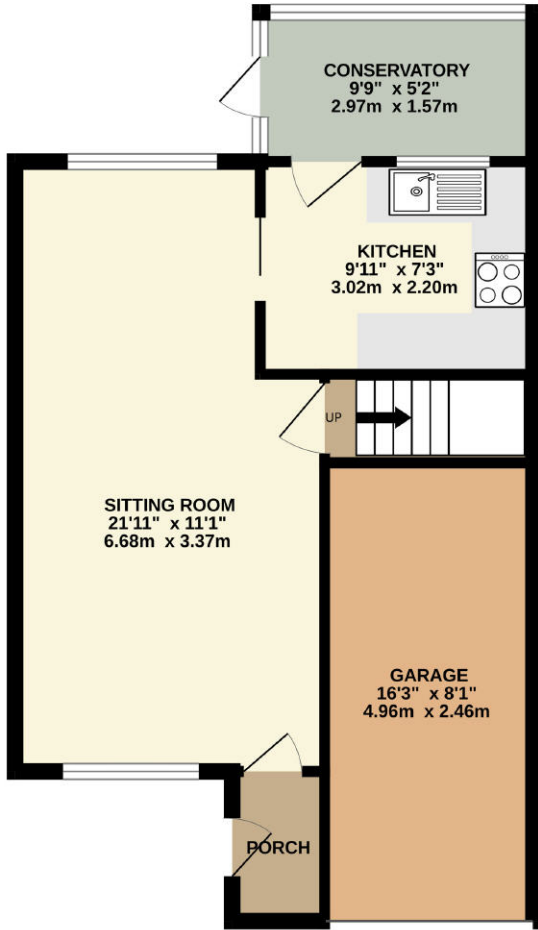
Outside

To the rear there is an enclosed garden which is bounded by fencing, timber gate provides side access from the front of the house.

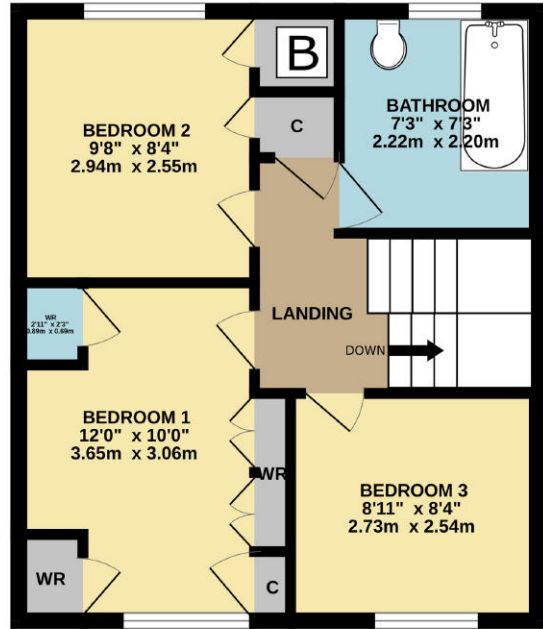
To the front there is a lawn area, shrubs in situ. Paved drive provides off road parking and leads to the **Garage - 4.96m (16'3") x 2.46m (8'1")** - Up & over door. Paved path to the front door.



GROUND FLOOR
507 sq.ft. (47.1 sq.m.) approx.



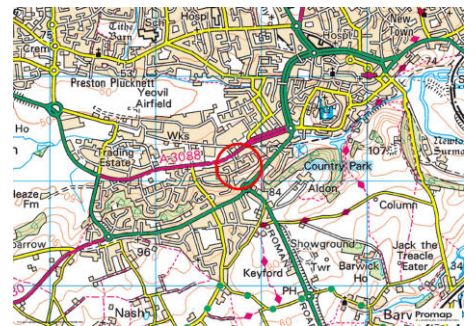
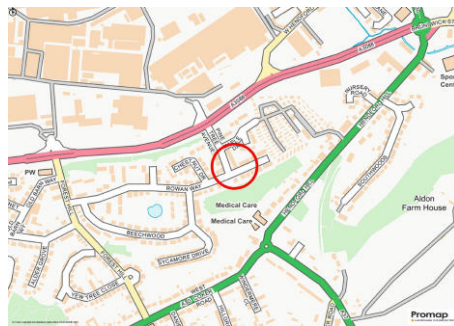
1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA: 905 sq.ft. (84.1 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		81
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(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 - C
- Asking Price - Guide price £235,000
- Tenure - Freehold

Part B

- Property Type - 3 Bedroom Semi-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
- Sewerage - Mains
- Heating - Gas Central Heating, combi boiler located in Bedroom Two which 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>.
- Mobile Signal/Coverage – Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>.
- Parking - Garage & 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. Restricted Covenants include; Property to be used as a private dwellinghouse and the garage for the purpose of garaging a private motor car only. No hut, shed, caravan or house on wheels or other similar building or erection or boat shall be set up or brought on or allowed to remain on the property. *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 flooding (defined as the chance of flooding each year as less than 0.1%) and LOW RISK from Surface Water (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 - 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.

The sellers have not personally inspected the property and therefore are unable to verify these details as correct. If any element is of particular importance to you, please double check when you attend your own viewing.

This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor, on the 20.09.2024. 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.