

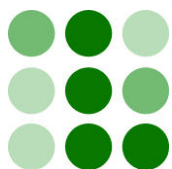


Boundary Close, Yeovil, BA21 5UP

Guide Price £325,000
FREEHOLD

A well presented four bedroom detached family home set in a quiet & convenient position within easy reach of local amenities. The home benefits from gas central heating, UPVC double glazing, garden room, enclosed rear garden, garage and off road parking.

 **LACEYS**
YEOVIL LTD



5 Boundary Close, Yeovil, BA21 3DU



- A Four Bedroom Detached Family Home
- Convenient Location, Close To Local Amenities
- Enclosed Rear Garden
- Garage & Off Road Parking
- Gas Central Heating
- UPVC Double Glazing
- Garden Room
- Viewing Advised

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 double glazed front door to.

Entrance Porch

Tiled floor. Built in cupboards. UPVC double glazed window, front aspect. Glazed frosted door to.

Entrance Hall

Wooden flooring. Stairs up to the landing. Glazed door to the lounge.

Lounge 4.14m (13'7") x 3.63m (11'11")

Built in stone fireplace with tiled hearth. Radiator. TV point. Phone point. Coved ceiling. Wooden flooring. UPVC double glazed window, front aspect. Throughway to the kitchen/dining area.

Kitchen/Dining 5.62m (18'5") x 3.09m (10'2")

Comprising inset stainless steel double drainer, single sink unit with tiled worktop, range of cupboards & drawers below. Recess for cooker. Recess for dishwasher, plumbing in place. Wall mounted cupboards. Built in understairs cupboard. Vinyl flooring. Coved ceiling. UPVC double glazed window, rear aspect.

Dining Area

Space for table & chairs. Radiator. Wooden flooring. Coved ceiling. UPVC double glazed window, rear aspect. UPVC double glazed door to the conservatory.

Conservatory 5.51m (18'1") x 2.33m (7'8")

Plumbing in place for washing machine. Space for fridge/freezer. Tiled floor. Built in cupboards. UPVC double glazed doors to the rear garden.

Landing

Stairs up to a half landing, with further stairs to either side providing access to all the bedrooms & bathroom. Hatch to loft space. Built in airing cupboard which also houses the combi boiler. UPVC double glazed window, rear aspect.

Bedroom One 4.10m (13'5") x 2.73m (8'11")

Radiator. UPVC double glazed window, rear aspect.

Bedroom Two 3.81m (12'6") x 2.45m (8')

Radiator. Built in double fronted wardrobe. Two UPVC double glazed windows, front & side aspects.

Bedroom Three 3.09m (10'2") x 2.78m (9'1")

Radiator. Two sets of built in double fronted cupboards, both with overhead storage too. UPVC double glazed window, rear aspect.

Bedroom Four 2.71m (8'11") x 2.66m (8'9")

Radiator. Built in double fronted wardrobe. UPVC double glazed window, front aspect.

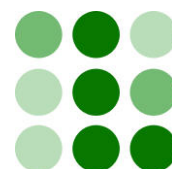
Bathroom 2.74m (9') x 1.55m (5'1")

White suite comprising bath with wall mounted shower in situ, tiled surround. Vanity sink unit. Low flush WC. Radiator. Tiled floor. Extractor fan. Tiled walls. Frosted UPVC double glazed window, front aspect.

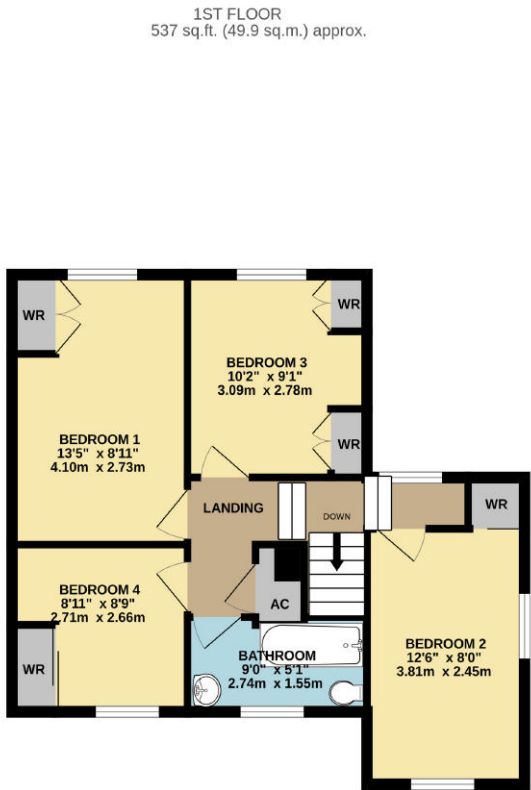
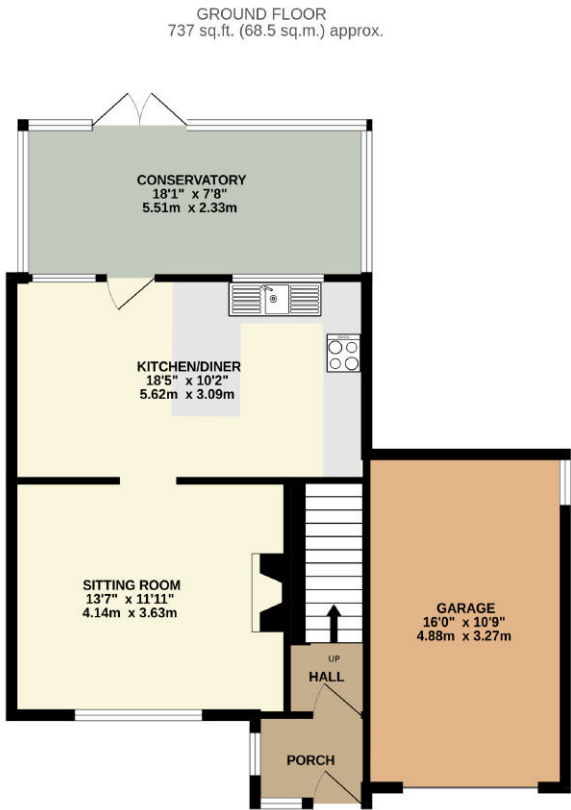
Outside

To the rear there is an enclosed garden comprising lawn area with a mix of plants & shrubs in situ bordering. Paved patio area.. Outside tap. Timber potting shed. The garden is bounded by fencing, with a timber gate providing side access from the front of the home.

To the front there is a lawn area with flowerbed bordering. Outside light. Drive provides off road parking & access to the **Garage - 4.88m (16') x 3.27m (10'9")** - Up & over door. The front garden is bounded by walling & fencing.



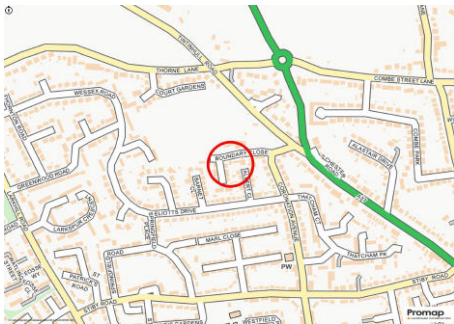
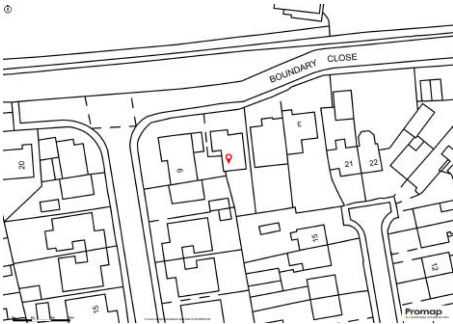
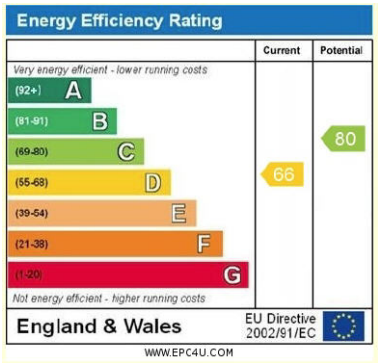
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TOTAL FLOOR AREA : 1275 sq.ft. (118.4 sq.m.) approx.

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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Please Note

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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* - D
- *Asking Price* - Guide Price £325,000
- *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 (Combi Boiler Located in airing cupboard on the landing, 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>. Fibre optic current connection.
- *Mobile Signal/Coverage* – Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>.
- *Parking* - Garage & off road parking on the 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.
- *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
- *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

This property is unregistered at Land Registry. By law this will need "First Registration" by the buyer on completion, for which there is an additional charge over and above the normal transfer charge payable to Land Registry. We also cannot rule out the possibility of additional fees being charged by your conveyancer. Please make early enquiries of your conveyancer before making a commitment to purchase.

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 09/10/2024. 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.