

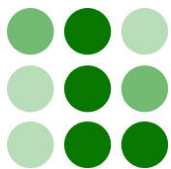


Lyde Road, Yeovil, BA21 5PN

Guide Price £210,000
FREEHOLD

A very well presented three bedroom end of terrace family home set in a quiet tucked away position. The home benefits from gas central heating, UPVC double glazing, a lovely kitchen/breakfast room, conservatory, enclosed rear garden and communal parking areas close by.

 **LACEYS
YEOVIL LTD**



180 Lyde Road, Yeovil, BA21 5PN



- A Well Presented Three Bedroom End Of Terrace Family Home
- Enclosed Rear Garden
- Convenient Residential Location, Close To Local Amenities
- UPVC Double Glazing & Gas Central Heating
- Conservatory
- Communal Parking Area
- Good Opportunity For First Time Buyer(s)

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.

Kitchen/Breakfast Room 4.82m (15'10") x 4.81m (15'9")

Modern well fitted kitchen comprising inset stainless steel single drainer, single sink unit with mixer tap, rolltop worksurface with cupboards & drawers below. Built in oven, grill & hob with extractor hood above. Integrated dishwasher. Integrated washing machine. Integrated full height fridge & separate freezer. Wall mounted cupboards. Central island unit with cupboards below & a breakfast bar. Wall mounted boiler. Understairs recess. Two sets of spotlights. Laminate flooring. Stairs up to the landing. Glazed door to the lounge.

Lounge 4.87m (16') x 3.26m (10'8")

Radiator. TV point. Wall mounted fire. Laminate flooring. Coved ceiling. UPVC double glazed, double opening doors in to the conservatory.

Conservatory 3.34m (10'11") x 2.90m (9'6")

Laminate flooring. UPVC double glazed, double opening doors to the rear garden.

Landing

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

Bedroom One 4.56m (15') x 2.71m (8'11")

Radiator. UPVC double glazed window, rear aspect.

Bedroom Two 3.58m (11'9") x 2.92m (9'7")

Radiator. UPVC double glazed window, front aspect.

Bedroom Three 2.95m (9'8") x 2.08m (6'10")

Radiator. UPVC double glazed window, rear aspect.

Bathroom 2.67m (8'9") x 1.76m (5'9")

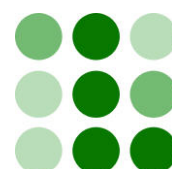
White suite comprising bath with mixer tap shower attachment, tiled surround. Pedestal wash basin. Low flush WC. Radiator. Extractor fan. Vinyl flooring. Two frosted UPVC double glazed windows, both front aspects.

Outside

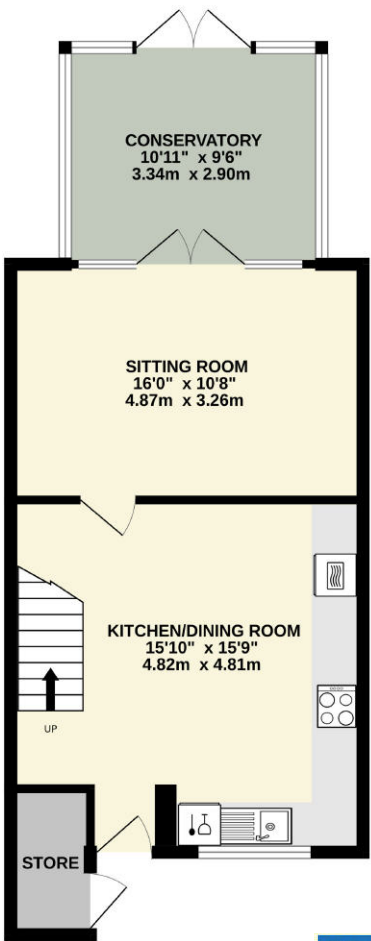
A very well presented rear garden, comprising a paved patio area, lawn area. Timber garden shed. The garden is bounded by fencing & walling with a timber gate providing rear access.

To the front there is a gravelled garden with shrubs in situ. Path leads to the front door. Outside light, Outside store.

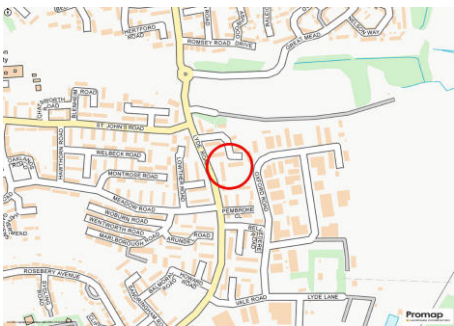
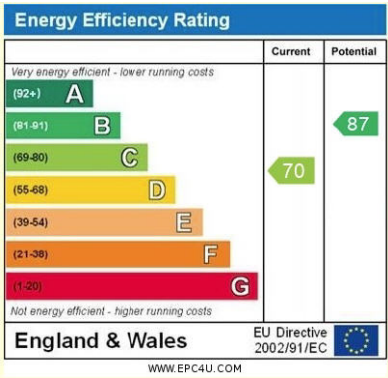
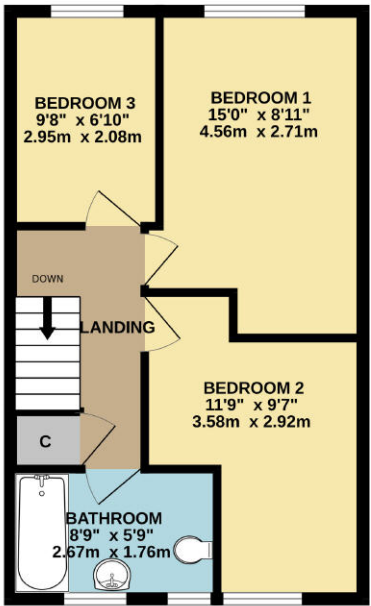
There is also a communal car parking area to the front of the property.



GROUND FLOOR
552 sq.ft. (51.3 sq.m.) approx.



1ST FLOOR
427 sq.ft. (39.7 sq.m.) approx.



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 £210,000
- *Tenure* - Freehold

Part B

- *Property Type* - 3 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
- *Sewerage* - Mains
- *Heating* - Gas central heating, boiler located in the kitchen, 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* - Off road parking within a communal parking area.

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 premises other than a private dwellinghouse. No trade or business to be carried out at the premises. Not to station or cause or suffer the stationing on the premises of any caravan, tent or other mobile dwelling intended for human habitation. *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 & Surface Water (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) - 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 1.8.2024. 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.