

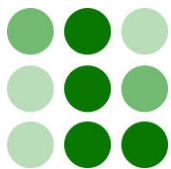


Darwin Drive, Yeovil, BA21 5GE

Guide Price £249,500
FREEHOLD

This smartly presented three bedroom semi-detached house is situated on the popular Wyndham Park development and is offered for sale with no onward chain. The property had many upgrades when new with further improvements/enhancements made since. The accommodation includes an entrance hallway, cloakroom, fitted kitchen offering an extensive selection of integrated appliances and a sitting/dining room. On the first floor the landing provides access to the master bedroom with en-suite shower room, a further double bedroom and a single room. The family bathroom can also be found on this floor. Outside there is a low maintenance fully enclosed garden whilst beyond there is a single garage with parking in front.

 **LACEYS
YEOVIL LTD**



12 Darwin Drive, Yeovil



- Much Improved Three Bedroom Semi-Detached Home
- Popular Wyndham Park Development
- Much Improved Kitchen
- Master Bedroom With En-Suite
- Downstairs Cloakroom
- Garage With Parking In Front
- No Forward Chain
- Gas Central Heating & Double Glazed Windows

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:

Entrance Hallway

Upon entering the property you are greeted with an entrance hallway which has doors opening to the sitting/dining room, kitchen and cloakroom. Stairs provide access to the first floor. There is a decorative ceiling light, a radiator and a smoke alarm.

Cloakroom

Fitted with a small pedestal corner wash basin and a low level WC. There is a radiator, a ceiling light point and an extractor fan.

Kitchen 3.69m x 2.47m (12'1" x 8'1")

The kitchen was extensively upgraded when new by the current owner and improved upon since. There are a good selection of wall, base and drawer units once of which neatly conceals the gas fired boiler. Fitted appliances include a washing machine, dishwasher, fridge/freezer, electric oven and gas hob with extractor hood above. On the opposite side of the kitchen there is a further unit with worksurface/breakfast bar. The stainless steel sink with mixer tap is conveniently situated under the front facing double glazed window. There is track spot lighting, under unit lighting and kick board lighting.

Sitting/Dining Room 4.61m x 4.45m (15'1" x 14'7")

This room enjoys a pleasant out look through the double glazed doors with side light windows over the garden. There is a deep storage cupboard, a radiator and a decorative ceiling light fitting.

First Floor Landing

Doors open to all three bedrooms, the family bathroom and a cupboard. A double glazed window faces the side of the property. There is a radiator, a decorative lighting and access to the loft.

Bedroom One 3.63m x 2.61m (11'11" x 8'7")

A double room with a radiator and a ceiling light point. A double glazed window overlooks the rear of the property. There is a fitted wardrobe and a door which opens to the en-suite shower room.

En-Suite

Fitted with shower enclosure with folding screen, a pedestal wash basin and a low level WC. There is an enclosed ceiling light point, radiator, shaver point and extractor fan.

Bedroom Two 3.10m x 2.61m (10'2" x 8'7")

A further double room with a fitted wardrobe. A double glazed window overlooks the front of the property. There is a radiator and a ceiling light point.

Bedroom Three 2.71m x 1.91m (8'11" x 6'3")

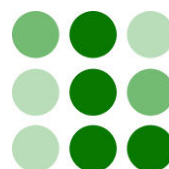
A single room with a radiator and a ceiling light point. A double glazed window overlooks the rear of the property.

Bathroom

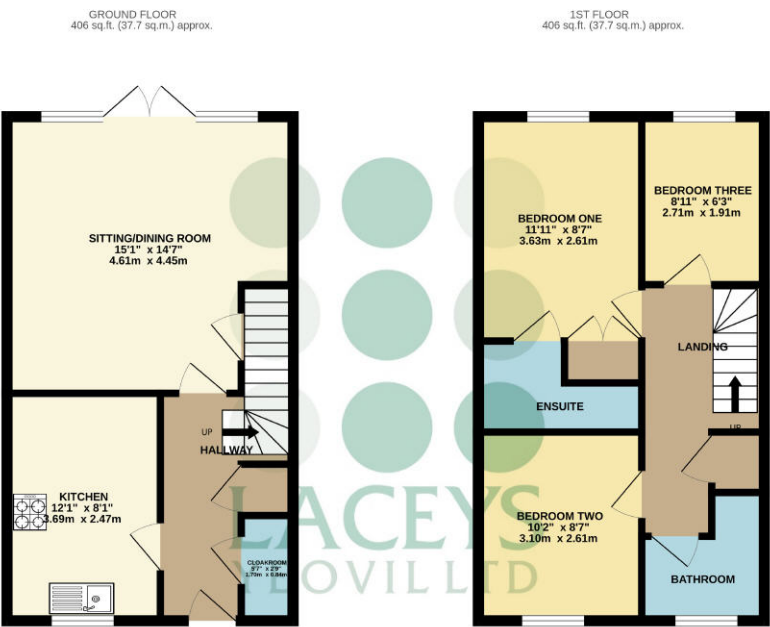
Fitted with a panel enclosed bath with thermostatically controlled shower above and screen to side, a pedestal wash basin and a low level WC. There is an extractor fan, an enclosed ceiling lamp, a radiator and an obscured double glazed window to the front.

Outside

Steps at the front of the property lead to the front door whilst to the rear there is a pleasant fully enclosed garden which offers a small patio perfect for al-fresco dining, an area of lawn, decking and planted borders.

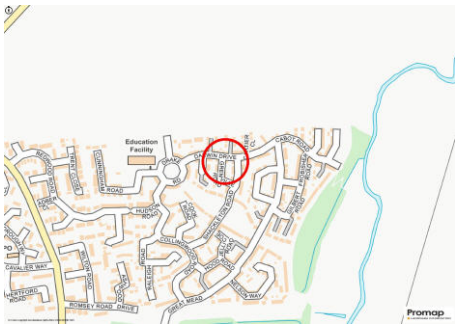
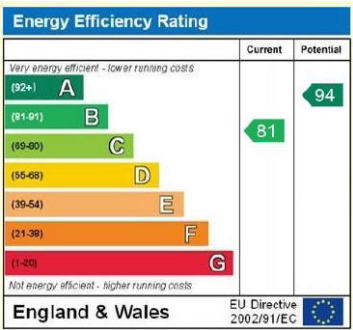


12 Darwin Drive, Yeovil, Somerset, BA21 5GE



TOTAL FLOOR AREA: 811 sq.ft. (75.4 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 operation or efficiency can be given.
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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.

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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 £249,500
- *Tenure* - Freehold
- We understand that there is a management company involved in the upkeep of green spaces etc for the development. The management company have informed us that the fee for this year is approximately £130.00

Part B

- *Property Type* - 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 metered.
- *Sewerage* - Mains
- *Heating* - Gas Central Heating- Boiler- kitchen cupboard
- *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 With Parking In Front

Part C

- *Building Safety* - On our sellers enquiry form we have not been made aware of any building safety issues. However we would always recommend engaging a surveyor.
- *Restrictions* - Not to use the property or permit it to be used for the carrying on of any trade or business whatsoever nor for any purpose otherwise than as a single private dwelling nor to use any garage parking space or garden other than as ancillary to such purpose. Not to cause or permit or suffer to be done on the property anything which may be or become a nuisance or annoyance or may cause damage to the transferor or the owners or occupiers of adjoining premises nor to use the property for any illegal or immoral purpose. Not to hang or place any clothes or washing outside the property so as to be visible from outside the curtilage of the property except in the rear garden of the property. Not to keep breed or otherwise possess poultry or other animals or birds upon the property except a domestic pet and not knowingly to permit any domestic pet belonging to the transferee to soil any common parts of the estate. Not without the previous written consent of the transferor to erect or display any notice nameplate board placard or advertisement in or on the property. No caravan house on wheels or other chattel adapted to intended for use as a sleeping place (other than such chattel in regular use as a private motor vehicle) or boat or trailer shall be erected made built or allowed to stand on the property. Not to store any goods materials or rubbish outside the property which are visible from the other parts of the estate or for a temporary period on the appropriate refuse collection day. Not to carry out any repair or maintenance of motor vehicles on any part of the estate except in any garage on the property. Not to use the any garage or driveway forming part of the property for any purpose other than for the parking for a private motor vehicle or motorcycle or commercial vehicle with a load capacity not exceeding 2540KG in weight or the keeping of items of a domestic or horticultural nature. To pay on demand the transferee's due proportion of maintaining and repairing any service installations used by the transferee in common with others.
- *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, less than 0.1%)
- *Coastal Erosion Risk* - N/A
- *Planning Permission* - We are not aware of any planning permissions affecting the property
- *Accessibility/ Adaptations* - N/A
- *Coalfield Or Mining Area* - N/A

Energy Performance Certificate (EPC Rating) - B

Other Disclosures

Our sellers have not made us aware of any other disclosures.

This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor, on the **16th July 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.