

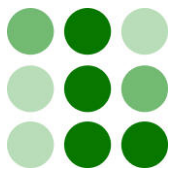


Falcon Road, Brympton, Yeovil, BA22 8BR

OIEO £185,000
FREEHOLD

This well presented coach house is situated in the popular Augusta Park development and is available for sale with no forward chain. At the front of the property and on the ground floor there is a small lobby with stairs leading to the first floor landing which in turn provides access to a generous open plan living space with fitted kitchen, two good size double bedrooms and the family bathroom. Accessed from the rear there is a storage cupboard suitable for bikes and a single garage which has power and light. Before entering the property at the front there is a small garden which is surrounded by railings.

 **LACEYS**
YEOVIL LTD



30 Falcon Road, Brympton, Yeovil, BA22 8BR



- Well Presented Coach House
- Two Double Bedrooms
- Open Plan Living Space With Fitted Kitchen
- Single Garage & Separate Storage Unit Suitable For Bikes
- Parking For Two Cars
- Double Glazed and Gas Central Heating
- No Forward 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:

Entrance Lobby

Upon entering the property you are greeted with an entrance lobby which provides the ideal space to hang coats. Stairs rise to the first floor landing. There is a radiator, a ceiling light point and a smoke alarm.

Landing

Doors open to both bedrooms, the open plan living space, family bathroom and airing cupboard which houses the mains gas fired combination boiler. A double glazed window faces the rear, there is a ceiling light point and a smoke alarm.

Open Plan Living Space 5.75m (18'10") x 5.36m (17'7")

A sociable light filled room with two double glazed windows facing the front and a double glazed window overlooking the rear. The kitchen is neatly tucked into one corner and includes a range of wall and base units with drawers and work surfaces above. There is a built in electric oven and gas hob with extractor hood above and space is available for a fridge/freezer and washing machine. The stainless steel sink is conveniently situated under one of the double glazed windows. There are three ceiling light points which discreetly zone the three areas. There are two radiators.

Bedroom One 4.39m (14'5") x 2.95m (9'8")

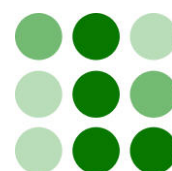
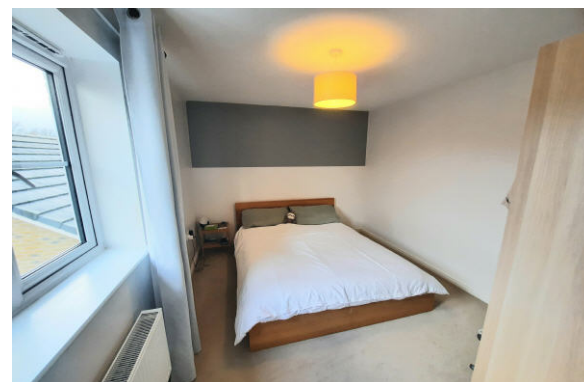
A comfortable double room with a double glazed window facing the rear. There is a radiator and a ceiling light point.

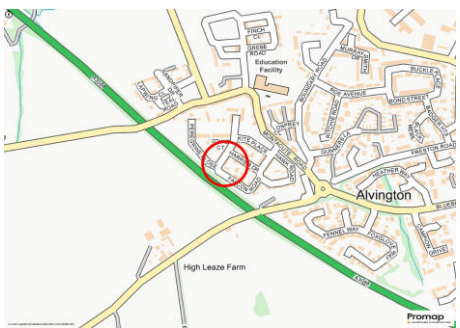
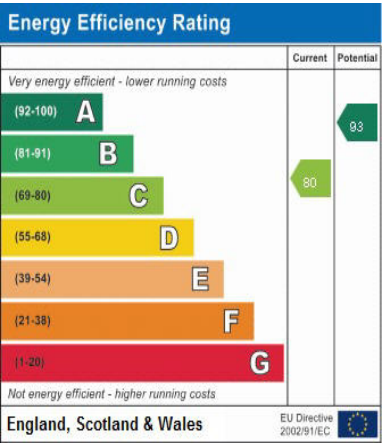
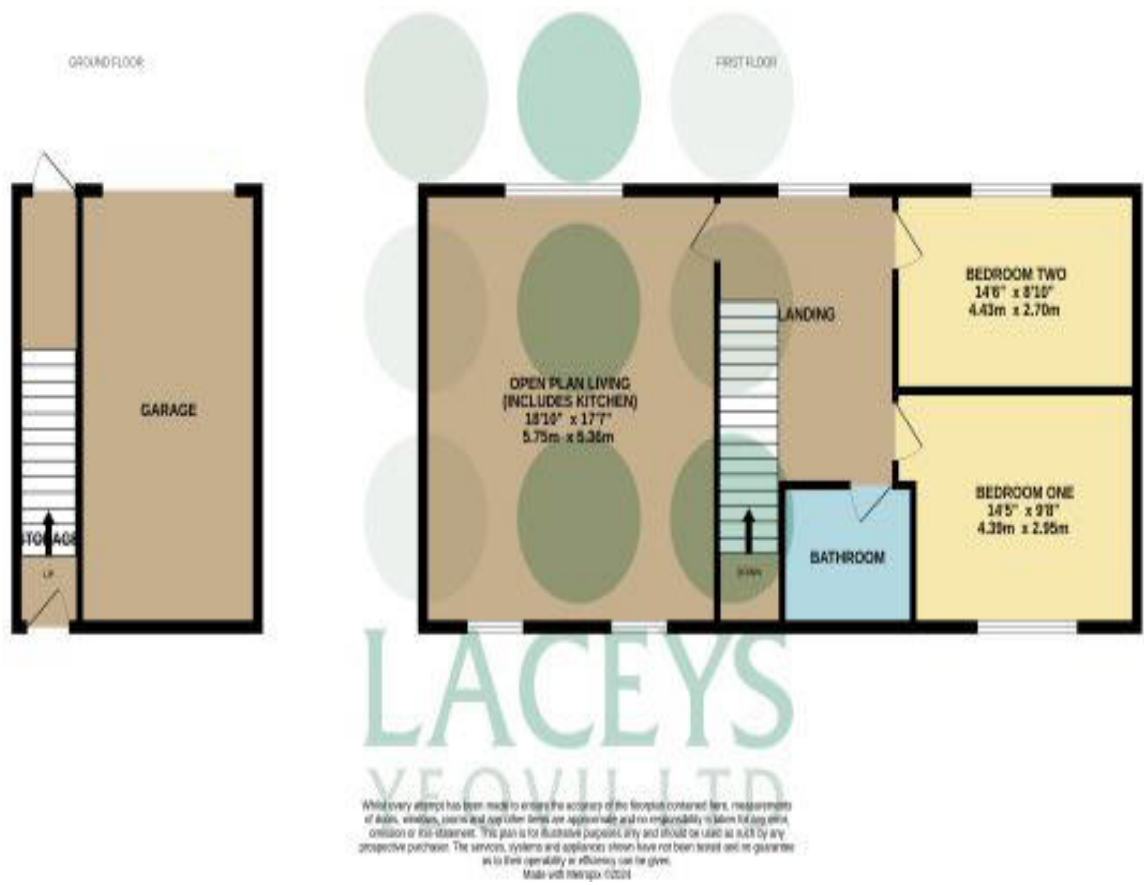
Bedroom Two 4.43m (14'6") x 2.70m (8'10")

The second bedroom is also a sensible size double room with a double glazed window facing the rear. There is a radiator and a ceiling light point.

Bathroom

Fitted with a white suite comprising panel enclosed bath with glass screen and mixer tap complete with shower attachment, a pedestal wash basin and a low level WC. An obscured double glazed window faces the front and there is a radiator, a ceiling light point and an extractor fan.





Please Note

No tests have been undertaken of any of the services and any intending purchasers/tenants should satisfy themselves in this regard. Laceys 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 Laceys 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 Laceys 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 £185,000
- *Tenure* - **To be sold Freehold. The property is currently registered as leasehold however the seller has agreed to purchase the freehold which we understand will take place on completion of the sale. This has been confirmed by the sellers solicitor from which further information can be obtained if required.** In its current form as leasehold (999 years from 1st January 2015) we understand that there is a ground rent of £150 per annum which increases upwardly-only by RPI every 10 years. Next review is 2025. Once the freehold is purchased this will no longer apply.

Part B

- *Property Type* - Coach House- End of Terrace
- *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 (Hot water is provided on-demand by the combination boiler- location airing cupboard)
- *Broadband* - Fibre to premises. 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 - 2 Allocated Parking Spaces and Garage.

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* - The property can only be used as a single private dwelling and no subletting of part-only of the property is allowed. Parking of a private taxed, insured and roadworthy motor vehicle is allowed only. You are not allowed to repair a vehicle on your property or elsewhere on the estate. Parking of any lorry, van or other commercial vehicle, caravan, trailer or boat is not allowed on the property or elsewhere on the estate. If you sell or let the property as a whole you have to notify the management company and pay no less than £50+VAT. **We are currently unaware of how many of these provisions will be carried forward when the freehold is purchased by the seller on the completion of this sale.**
- *Rights and Easements* - One other garage below the coach house is occupied by a neighbour by virtue of a long sub- lease of 999 years from 2015. We understand that there is a peppercorn ground rent, and if demanded the neighbour is expected to pay 10% of maintenance costs for the building as a whole.
- *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) - 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 09/02/2024. 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.