

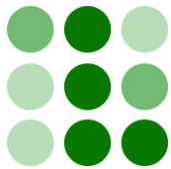


Sandhurst Road, Yeovil, BA20 2LG

Guide Price £249,950
FREEHOLD

This mature detached bungalow is situated in a sought after residential location and is offered for sale with no forward chain. The accommodation includes an entrance lobby, hallway, sitting room, kitchen, two double bedrooms, conservatory, bathroom and lean to. Outside the long driveway provides access to the single garage whilst to the rear there is a pleasant garden.

 **LACEYS**
YEOVIL LTD



2a Sandhurst Road, Yeovil, BA20 2LG



- Detached Bungalow
- No Forward Chain
- Two Double Bedrooms
- Popular Residential Location
- Gas Central Heating and Mostly Double Glazed
- Kitchen
- Twin Aspect Living Room
- Bathroom

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 a useful entrance porch which has a glazed door opening to the hallway.

Hallway

The long hallway has doors which open to the sitting room, kitchen, both bedrooms, bathroom, kitchen and lean to. There is a storage cupboard, a radiator, wall and ceiling lamps. Access is available to the loft via a drop down ladder. The loft is boarded and has a window overlooking the garden.

Sitting Room 4.90m (16'1") x 3.66m (12'0")

A spacious twin aspect room with double glazed windows overlooking the front and side of the property. There are wall lamps, a radiator and a gas fire providing a focal feature to the room with a surround.

Kitchen 3.33m (10'11") x 3.19m (10'6")

Fitted with base units and work surfaces. The inset sink is conveniently situated under the side facing double glazed window. The wall mounted gas fired combination boiler can be found in here and there is a useful pantry. There is a radiator and a further double glazed window facing the front of the property.

Bedroom One 4.16m (13'8") x 3.66m (12'0")

A good size double bedroom with a double glazed window overlooking the side of the property and a window facing the rear. There are fitted wardrobes, a radiator and a ceiling light point.

Bedroom Two 3.19m (10'6") x 3.18m (10'5")

A further double room with a window overlooking the lean to and a door opening to the conservatory. There is a radiator and a ceiling light point.

Conservatory 4.03m (13'3") x 2.15m (7'11")

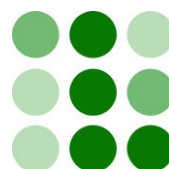
A pleasant space where one can sit and enjoy overlooking the garden through the double glazed windows. Sliding doors open to the garden.

Lean To 7.39m (24'3") x 1.50m (4'11")

Doors provide access to both the front and rear of the property. There are storage cupboards with work surface above.

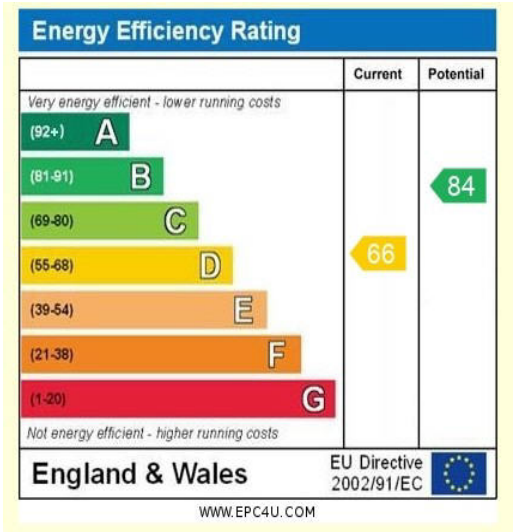
Outside

The property sits nicely back from the road with a long driveway to one side leading to the single garage which has an up and over door. To the front of the property there are a selection of shrubs whilst to the rear there is a pleasant garden which offers a patio, an area of lawn, mature trees and shrubs along with a wooden shed.

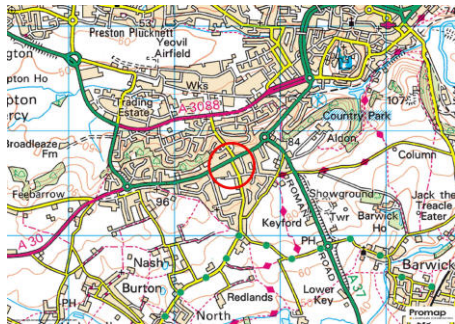
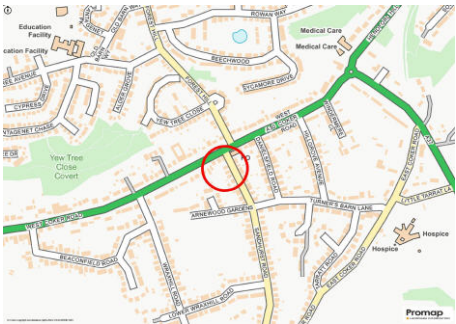




GROUND FLOOR
959 sq.ft. (89.1 sq.m.) approx.



TOTAL FLOOR AREA: 959 sq.ft. (89.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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

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* - D
- *Asking Price* - Guide Price £249,950
- *Tenure* - Freehold

Part B

- *Property Type* - 2 Bed Detached Bungalow
- *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* - Main (on a meter)
- *Sewerage* - Mains
- *Heating* - Gas Central Heating (boiler is located I the Kitchen)
- *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 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* - We're not aware of any significant/material restrictions, but we'd recommend you review the Title/deeds of the property with your solicitor.
- *Rights and Easements* - We are not aware of any significant/material rights/easements however we'd recommend that you review the title/deeds 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 (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.

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

This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor, on the **17/08/2024**. 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.