



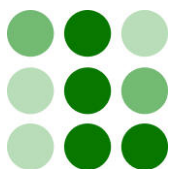
Seaton Road, Yeovil, BA20 2AW

Guide Price £195,000  
**FREEHOLD**

**A well proportioned three bedroom terraced home set in a convenient location close to local amenities and providing a good opportunity for First Time Buyer(s). The home also benefits from gas central heating, UPVC double glazing and a nice sized enclosed rear garden. No Onward Chain.**

 **LACEYS**  
**YEOVIL LTD**





14 Seaton Road, Yeovil, BA20 2AW



- A Well Proportioned Three Bedroom Terraced Home
- Convenient Location, Close To Local Amenities
- Enclosed Rear Garden
- Gas Central Heating
- UPVC Double Glazing
- Good Opportunity For First Time Buyer(s)
- No Onward Chain

[www.rightmove.co.uk](http://www.rightmove.co.uk)  
[www.primelocation.com](http://www.primelocation.com)  
[www.zoopla.co.uk](http://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 UPVC double glazed front door to.

### Entrance Lobby

Frosted glazed door to.

### Lounge/Dining Area 6.83m (22'5") x 4.59m (15'1")

Built in fireplace. Two radiators. TV point. Phone point. Coved ceiling. Built in understairs cupboard. Sliding door to the kitchen. Concertina door to stairs. Two UPVC double glazed windows, front & rear aspects.

### Kitchen 3.24m (10'8") x 2.61m (8'7")

Comprising inset stainless steel single drainer, single sink unit with tiled surround, rolltop worksurface with cupboards & drawers below. Space for cooker. Recess for washing machine or dishwasher, plumbing in place. Space for under counter fridge & freezer. Radiator. Vinyl flooring. Frosted UPVC double glazed door to the utility.

### Utility 2.81m (9'3") x 1.70m (5'7")

Plumbing in place for washing machine. Vinyl flooring. UPVC double glazed door to the rear garden.

### Ground Floor Bathroom 2.73m (8'11") x 1.30m (4'3")

White suite comprising bath with mixer tap shower attachment, tiled surround. Pedestal wash basin. Low flush WC. Radiator. Extractor fan. Tiled walls. Wall mounted light/shaver point. Vinyl flooring. Two frosted UPVC double glazed windows, both rear aspects.

### Landing

Radiator. Built in cupboard & shelving. Coved ceiling. Doors to all bedrooms.

### Bedroom One 4.56m (15') x 3.05m (10')

Range of built in cupboards. Radiator. Two UPVC double glazed windows both front aspects.

### Bedroom Two 3.65m (12') x 2.87m (9'5")

Built in airing cupboard. Radiator. UPVC double glazed window, rear aspect.

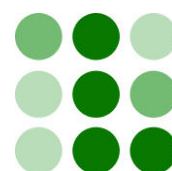
### Bedroom Three 3.07m (10'1") x 2.72m (8'11")

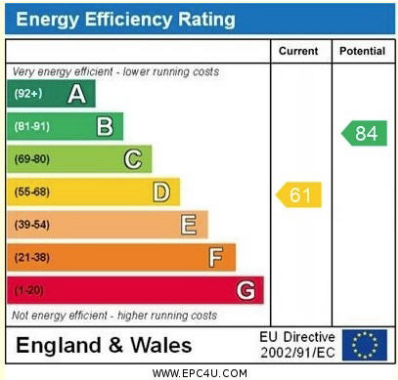
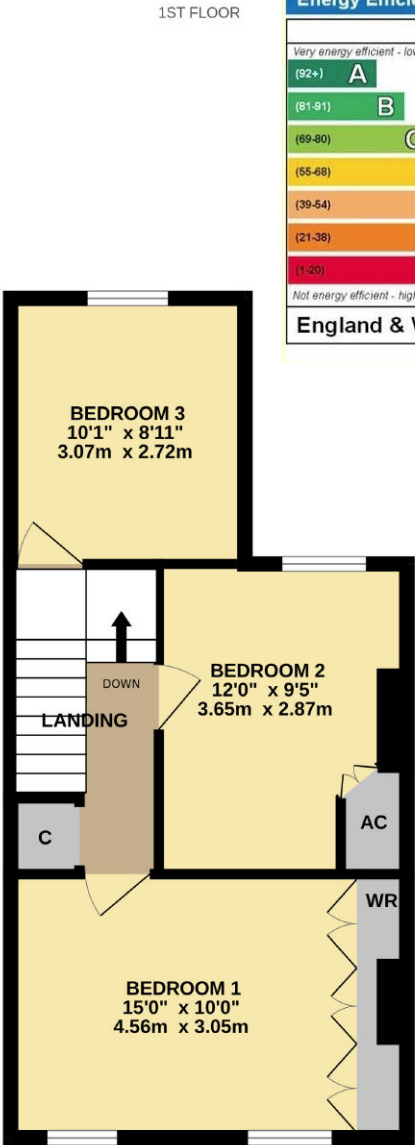
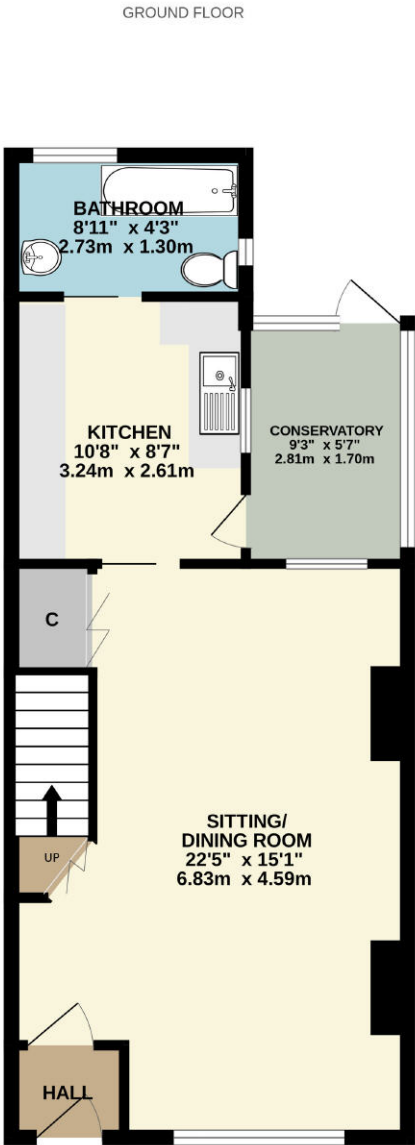
Radiator. Wall mounted Worcester combi boiler. UPVC double glazed window, rear aspect.

### Outside

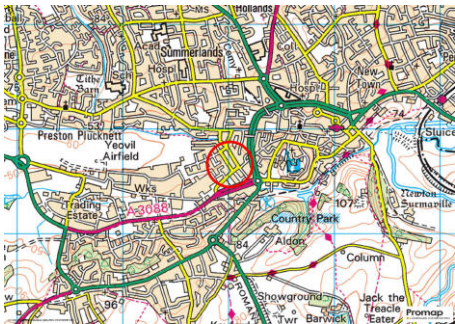
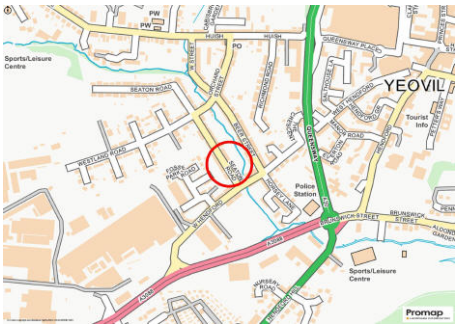
The rear garden is a good length, currently split in to three sections, the first two sections are paved areas with the third section having a lawn area. Timber potting shed. Greenhouse, Outside tap. Outside light. The garden is bounded by fencing, a timber gate provides right of way in to No14's garden from next door.

To the front there is a gravelled area, the front is bounded by walling & Iron railings, with an Iron gate providing access.





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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## 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 £195,000
- *Tenure* - Freehold

### Part B

- *Property Type* - 3 Bed Terraced 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 (Combi Boiler Located in the Bedroom Three, 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>. Current broadband connection not known.
- *Mobile Signal/Coverage* - Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>.
- *Parking* - On road parking subject to availability

### 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

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 22.10.2024. 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.