

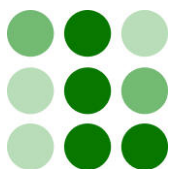


Sparrow Road, Yeovil, BA21 4BY

Guide Price £220,000
FREEHOLD

This mature three bedroom ex-authority property is situated in a most convenient location close to the Hospital and town centre and is offered for sale with no forward chain. As you enter the property you are greeted with an entrance hallway which leads to the two reception rooms and the kitchen. Situated off the living room there is a sun room whilst to the side of the property off the kitchen there is a covered path leading to a WC and garage. On the first floor there are two good size double bedrooms, a single room and a shower room. The property is situated on a corner plot with mature gardens to both the front and rear with a short driveway with gates leading to the single garage.

 **LACEYS**
YEOVIL LTD



42 Sparrow Road, Yeovil, BA21 4BY



- Three Bedroom End Of Terrace
- Close To The Town Centre & Hospital
- No Onward Chain
- Two Reception Rooms
- Kitchen and Sun Room
- Gardens To Front & Rear
- Short Driveway Leading To Garage
- Ground Floor WC

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 Hall

As you enter the property you are greeted with an entrance hallway which has doors leading to both the reception rooms and the kitchen. Stairs provide access to the first floor and there is an obscured double glazed window to the side. There is a radiator and a ceiling light point.

Sitting Room 5.03 3.37m (16'6" x 11'1")

A gas fire with wooden surround provides a nice focal feature to the room and a door with side panel leads to the sun room. A double glazed window overlooks the front of the property. There is a radiator and a decorative ceiling light fitting.

Dining Room 3.58m x 3.13m (11'9" x 10'3")

A useful room with doors opening to the hallway and kitchen. Double glazed windows overlook the front and side of the property. There is a decorative light fitting and a radiator.

Kitchen 5.49m x 2.25m (18'0" x 7'5")

Fitted with a selection of wall and base units with drawers and work surfaces above. There is a floor standing gas fired boiler and an electric cooker. Space is available for a washing machine and the inset sink with mixer tap is conveniently situated under one of the two rear facing double glazed windows. There are two ceiling light fittings.

Covered Path

There is a wall lamp, tap and double glazed doors which open to the rear garden and front garden. A further door opens to the garage. We understand that the next door neighbour has a right of access over the rear garden which continues through the covered path- the next door neighbours have a key for this reason.

Landing

Doors open to all three bedrooms, the shower room and a cupboard. There is a ceiling light point and access is available to the loft (not inspected).

Bedroom One 5.06m x 3.34m (16'7" x 10'11")

A spacious twin aspect room with double glazed windows overlooking both the front and rear of the property. There is a ceiling light point and a radiator.

Bedroom Two 3.26m x 3.16m (10'8" x 10'4")

A further double room with double glazed windows overlooking the front and side of the property. There is a useful fitted wardrobe, a radiator and a ceiling light point.

Bedroom Three 3.16m x 2.05m (10'4" x 6'9")

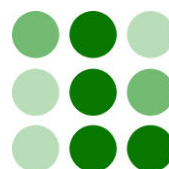
A single room with a double glazed window overlooking the side of the property, a fitted wardrobe, a radiator and a ceiling light point.

Shower Room

Offering a walk in shower with low level screens and a curtain track, a pedestal wash basin and a low level WC. An obscured double glazed window faces the rear. There is an electric wall mounted heater, a heated towel rail, a ceiling light point and an extractor fan.

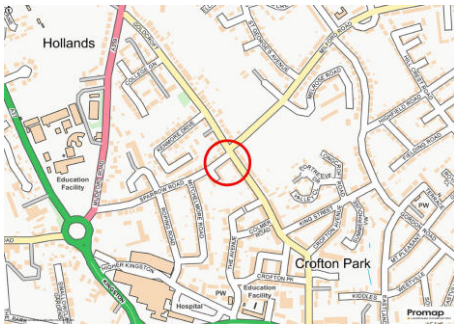
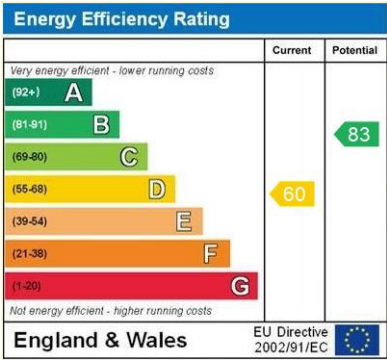
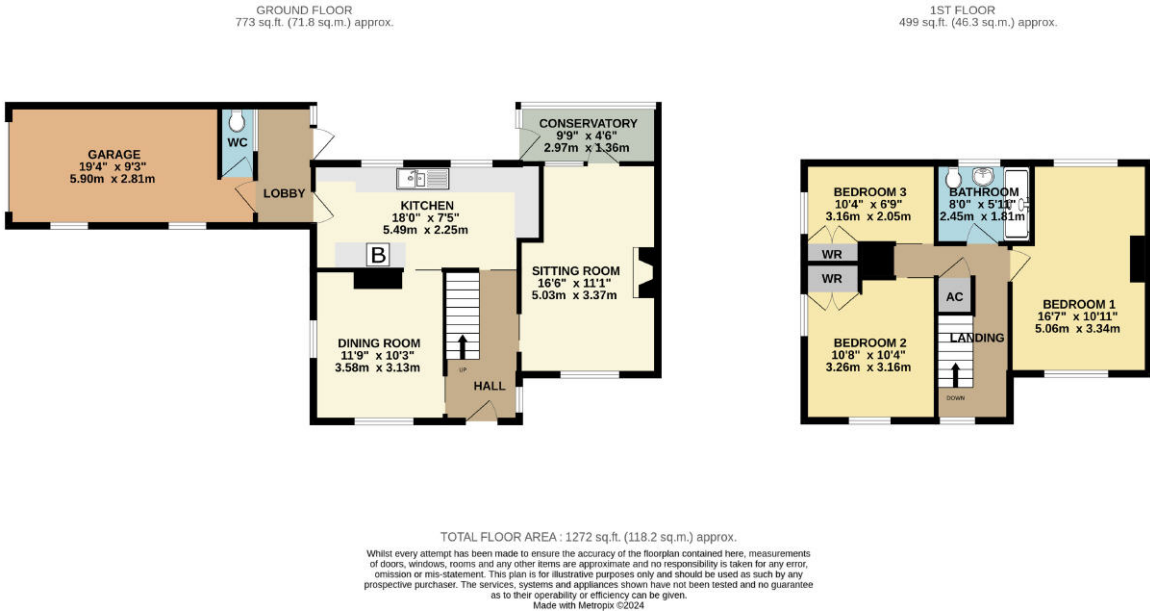
Garage and WC

Accessed from the covered path there is the garage which has windows to the side and an up and over door. In one corner a door opens to the WC which has a window facing the covered path.



OUTSIDE

The rear garden has been designed with ease of maintenance in mind and is mostly laid to patio with planted beds. There is a wooden shed and access is available for the immediate neighbour to pass through the garden. There is quite a good size front garden which is relatively private offering a further patio with mature shrubs and plants. From here one can access the front of the property and the short driveway.



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 £220,000
- *Tenure* - Freehold

Part B

- *Property Type* - 3 Bed End of 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 is located in 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 on drive 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'd recommend you review the Title/deeds of the property with your solicitor.
- *Rights and Easements* - We have been made aware by the sellers that there is a right of access through the garden for the immediate neighbour. This access extends through the covered pathway and the neighbour has a key to the covered path. We have not been made aware of any other rights or easements however suggest that you check this with your conveyancer.
- *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

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 **[10th October 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.