

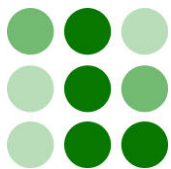


Arnewood Gardens, Yeovil, BA20 2LQ

Guide Price £455,000
FREEHOLD

A well presented & well proportioned extended three bedroom, three reception room detached home set in this very sought after residential location with a lovely outlook to the front aspect. The home benefits from gas central heating, UPVC double glazing, an additional ground floor wet room, enclosed side garden, & rear garden areas, open plan front & side gardens, garage and off road parking.

 **LACEYS**
YEOVIL LTD



16 Arnewood Gardens, Yeovil, BA20 2LQ



- An Extended Three Bedroom Detached Home
- Well Proportioned & Well Presented Throughout
- Sought After Residential Location
- Garage & Off Road Parking
- Gas Central Heating
- UPVC Double Glazing
- Two Bathrooms
- Enclosed Garden Areas
- No Onward Chain

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 double glazed front door to.

Reception Hall

Radiator. Built in understairs cupboards. Understairs recess. Wooden flooring. Stairs up to the landing. Doors to the lounge, dining room & ground floor wet room.

Lounge 6.99m (22'11") x 3.47m (11'5")

Built in gas fire with marble hearth, surround & mantle. Two radiators. Phone point. Wooden flooring. TV point. Coved ceiling. UPVC double glazed window, front aspect with outlook to the park. Throughway to the study/snug.

Study/Snug 4.31m (14'2") x 2.71m (8'11")

Two radiators. Wooden flooring. Dimmer switch. TV point. UPVC double glazed window, side aspect. UPVC double glazed door to the enclosed side garden.

Dining Room 3.58m (11'9") x 3.00m (9'10")

Radiator. Wooden flooring. Coved ceiling. TV point. UPVC double glazed window, front aspect with outlook over the park. Throughway to the kitchen.

Kitchen 5.18m (17') x 2.62m (8'7")

Well fitted modern kitchen comprising inset single drainer, 1 ½ bowl sink unit with mixer tap, granite worksurface with a good range of cupboards & drawers below. Built in oven, grill & hob with extractor hood over. Integrated dishwasher. Integrated washing machine. Recess for upright fridge/freezer. Wall mounted cupboards. Wall mounted Worcester boiler housed in a cupboard. Wooden flooring. Inset ceiling spotlights. UPVC double glazed window, rear aspect. Frosted UPVC double glazed door to the rear garden section.

Ground Floor Wet Room

Comprising wall mounted shower. Coupled wash basin & low flush WC. Non slip flooring. Extractor fan. Heated towel rail. Inset ceiling spotlights. Shaver point. Frosted UPVC double glazed window, rear aspect.

Landing

Radiator. Built in airing cupboard. Hatch to loft space. Doors to all bedrooms & bathroom. Frosted UPVC double glazed door to the balcony.

Balcony

Front aspect, providing a lovely seating area overlooking the park.

Bedroom One 5.81m (19'1") x 3.65m (12')

Two sets of built in double fronted wardrobes. Radiator. Coved ceiling. TV point. UPVC double glazed window, front aspect with outlook over the park.

Bedroom Two 4.61m (15'1") x 2.66m (8'9")

Built in double fronted wardrobe. Radiator. Two UPVC double glazed windows, both rear aspects.

Bedroom Three 3.57m (11'9") x 3.03m (9'11")

Built in double fronted wardrobe. Radiator. TV point. Coved ceiling. UPVC double glazed window, front aspect with outlook over the park.

Bathroom 2.64m (8'8") x 2.12m (6'11")

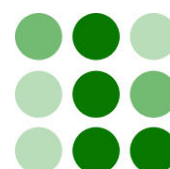
Modern white suite comprising bath with oversized shower head, tiled surround. Coupled vanity sink & low flush WC. Wall mounted cupboards. Extractor fan. Inset ceiling spotlights. Heated towel rail. Vinyl flooring. Frosted UPVC double glazed window, rear aspect.

Outside

From the study/snug door leads to the enclosed side garden, sun trap, the first section provides a lovely seating area on a resin flooring, bounded by raised flowerbeds which are well stocked, the second section of the side garden is a lawn area, again bounded by a range of plants & shrubs. UPVC double glazed door provides side access to the garage. The side garden is bounded by fencing & walling with a timber gate providing access from the drive.

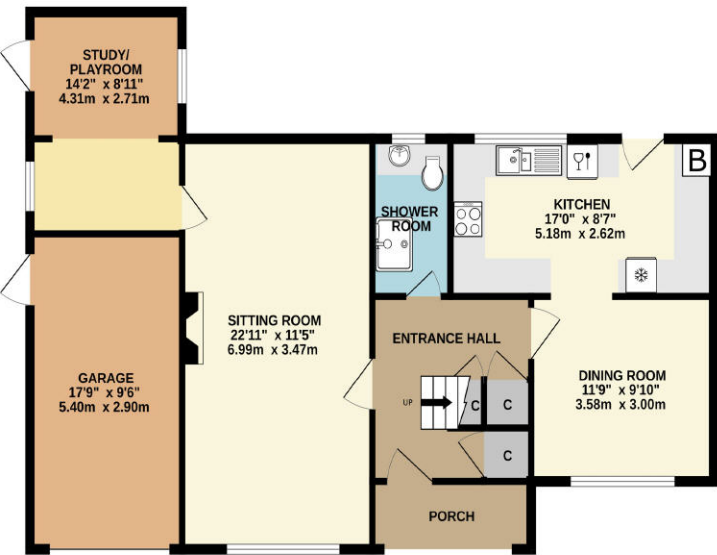
To the front there are lawn areas which continue to the side of the home, bounded by flowerbeds. Resin drive leads to the **Garage 5.40m (17'9") x 2.90m (9'6")** - Electric roller door, power & lightning in situ, the drive also provides off road parking, resin path leads to the front door, entrance canopy above. Outside lights. Electric charging point for car. Outside tap. Garden is bounded by walling, with double Iron gate providing access to the drive.

To the rear of the home is a cooler resin seating section, bounded by fencing, Iron gate provides access.

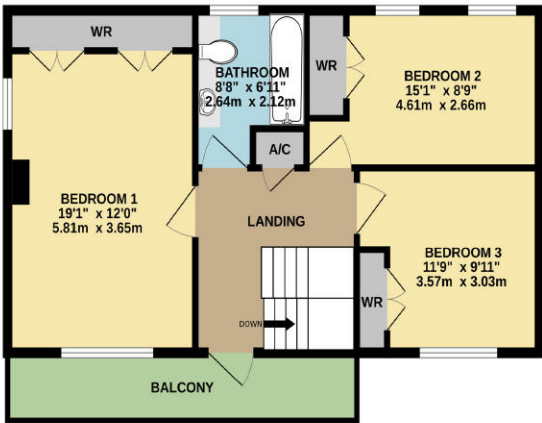


16 Arnewood Gardens, Yeovil, BA20 2LQ

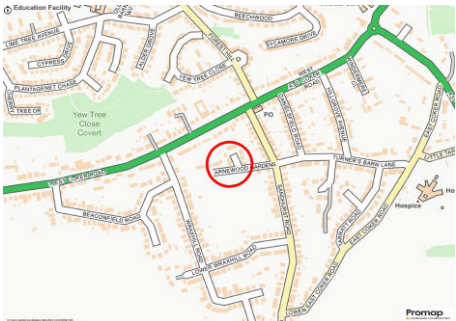
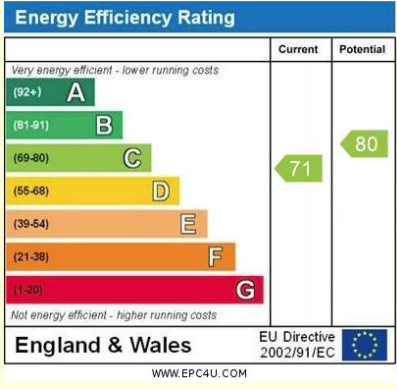
GROUND FLOOR



1ST FLOOR



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.
Made with Metropix ©2024



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* - E
- *Asking Price* - Guide Price £455,000
- *Tenure* - Freehold

Part B

- *Property Type* - 3 Bed 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, on a meter.
- *Sewerage* - Mains
- *Heating* - Gas Central Heating (Combi Boiler located in kitchen, 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>.
- *Mobile Signal/Coverage* - Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>.
- *Parking* - Garage and off road parking on the drive.

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. Restricted Covenants include; No trade or business, used for the purpose of a private dwellinghouse only. *More covenants in place refer to 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 flooding (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 as between 0.1% and 1% each year).
- *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 07/10/2024. 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.