

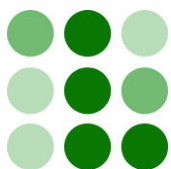


Rosebery Avenue, Yeovil, BA21 5LG

Guide Price £205,000  
**FREEHOLD**

**A well presented and well proportioned three bedroom, two reception room terraced home set in a convenient location close to local amenities. The home benefits from gas central heating, UPVC double glazing and a nice-sized enclosed rear garden. No Onward Chain.**

 **LACEYS  
YEOVIL LTD**



109 Rosebery Avenue, Yeovil, BA21 5LG



- A Three Bedroom Terrace Family Home
- Two Reception Rooms
- Convenient Location
- Enclosed Nice-Sized 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 double glazed front door to.

### Entrance Hall

Built in storage cupboard which houses the combi boiler. Laminate flooring. Stairs up to the landing. Doors to the lounge & dining room.

### Lounge 3.95m (13') x 3.78m (12'5")

Radiator. TV point. Phone point. Laminate flooring. UPVC double glazed window, front aspect.

### Dining Room 3.44m (11'3") x 2.81m (9'3")

Radiator. Laminate flooring. UPVC double glazed window, rear aspect. Throughway to the kitchen.

### Kitchen 3.89m (12'9") x 1.92m (6'4")

Comprising inset stainless steel single drainer, single sink unit with mixer tap, tiled surround and rolltop work surface with cupboards & drawers below. Recess for cooker, extractor hood above. Recess for washing machine, plumbing in place. Space for upright fridge/freezer. Wall mounted cupboards. Tiled floor. Two UPVC double glazed windows, both rear aspects. Frosted UPVC double glazed door to the rear garden.

### Landing

Hatch to loft space. Radiator. UPVC double glazed window, front aspect. Doors to all bedrooms, bathroom & separate WC.

### Bedroom One 3.46m (11'4") x 3.12m (10'3")

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

### Bedroom Two 3.49m (11'5") x 2.81m (9'3")

Radiator. UPVC double glazed window, rear aspect.

### Bedroom Three 2.59m (8'6") x 2.32m (7'7")

Radiator. UPVC double glazed window, front aspect.

### Bathroom

White suite comprising bath with wall mounted Mira Advance electric shower over, tiled surround. Vanity sink unit. Extractor fan. Tiled floor. Frosted UPVC double glazed window, front aspect.

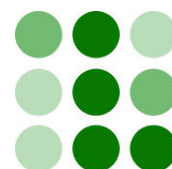
### Separate WC

Low flush WC. Extractor fan.

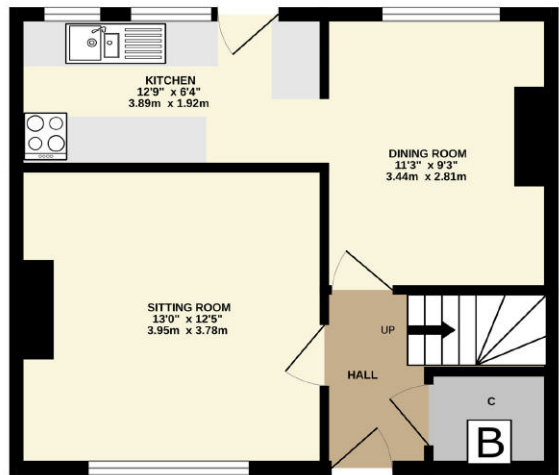
### Outside

To the rear there is a nice sized enclosed garden comprising lawn area with a range of plants & shrubs in situ, paved patio area, hard standing area. Outside tap. Outside light. The garden is bounded by fencing with a timber gate providing rear access via a Right Of Way for 109 over 107.

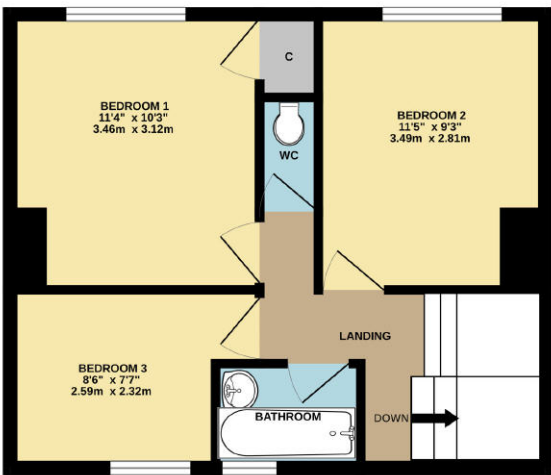
To the front there is a gravelled garden, path leads to the front door, entrance canopy above.



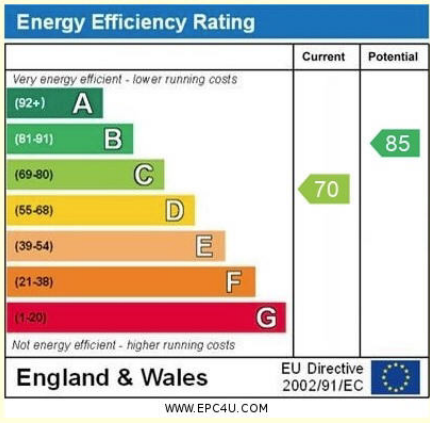
GROUND FLOOR  
398 sq.ft. (37.0 sq.m.) approx.



1ST FLOOR  
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 796 sq.ft. (73.9 sq.m.) approx.  
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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Please Note

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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* - B
- *Asking Price* - Guide Price £205,000
- *Tenure* - Freehold

### Part B

- *Property Type* - 3 Bed 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, Combi boiler located within the storage cupboard in the Entrance Hall, 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 connection ADSL copper.
- *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. Restricted Covenants include; Not to use the premises other than as a single private dwellinghouse. No trade or business. Not to station or permit on the premises any caravan, tent or other mobile dwelling intended for human habitation. \*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 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 23.10.2024. 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.