

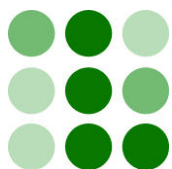


Cedar Court, The Avenue, Sparkford,
BA22 7JS

Guide Price £275,000
FREEHOLD

A three bedroom, three storey detached home set in this village location with good access to commuting links. The home benefits from double glazing, en-suite to bedroom, cloakroom, enclosed rear garden, garage and car port.

 **LACEYS
YEOVIL LTD**



4 Cedar Court, The Avenue, Sparkford, BA22 7JS



- A Well Proportioned Three Bedroom, Three Storey Detached Family Home
- Tucked Away Position, Village Location
- En-Suite To Main Bedroom
- UPVC Double Glazing
- Enclosed Rear Garden
- Cloakroom
- Garage & Off Road Parking Via Car Port
- Internal Viewing Advised

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:

Glazed front door to:

Entrance Hall

Inset Hessian doormat. Telephone point. Wall mounted night storage heater. Wooden flooring. Upvc double glazed window with rear aspect. Doors to cloakroom and kitchen/dining area. Stairs for first floor landing.

Cloakroom

Comprising low flush Wc. Pedestal washbasin. Wooden flooring.

Kitchen/Dining Area 5.61m (18'5") x 3.13m (10'3")

Kitchen comprising inset stainless steel, single drainer, single sink unit with mixer tap, tiles surround and rolled top worksurfaces with cupboards and drawers below. Built in oven and hob with extractor over. Recess for washing machine with plumbing in place. Space for upright fridge/freezer. Wall mounted cupboards. Tiled floor. Inset ceiling spotlights. Upvc double glazed window with front aspect. Space for table and chairs. Upvc double glazed window with side aspect. Coved ceiling. Upvc double glazed double opening doors to the rear garden.

First Floor Landing

Wall mounted night storage heater. Built in airing cupboard. Upvc double glazed window with rear aspect. Coved ceiling. Doors to lounge, bedrooms two, three and bathroom. Door to stairs to main bedroom.

Lounge 5.64m (18'6") x 3.42m (11'3")

Tv point. Wall mounted night storage heater. Telephone point. Coved ceiling. Five Upvc double glazed windows with front, rear and side aspects.

Bedroom Two 3.47m (11'5") x 2.73m (8'11")

Wall mounted electric heater. Telephone point. Coved ceiling. Upvc double glazed window with front aspect.

Bedroom Three 3.54m (11'7") x 2.88m (9'5")

Wall mounted electric heater. Coved ceiling. Two Upvc double glazed windows, both with rear aspects.

Bathroom 2.80m (9'2") x 1.73m (5'8")

White suite comprising bath with wall mounted Mira Sport electric shower over and tiled surround. Vanity sink unit. Low flush Wc. Wall mounted night storage heater. Tiled floor. Extractor fan. Inset ceiling spotlights. Frosted Upvc double glazed window with side aspect.

Stairs to:

Main Bedroom 5.88m (19'3") x 3.47m (11'5")

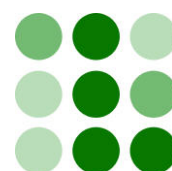
Wall mounted night storage heater. Two velux windows with rear aspect. Upvc double glazed window with front aspect. Door to:

Ensuite

Comprising shower cubicle with wall mounted shower in situ and tiled surround. Vanity sink unit. Low flush Wc. Built in cupboards. Wall mounted light/shaver point. Tiled floor. Inset ceiling spotlights. Extractor fan.

Outside

Rear garden comprises a paved patio area. Lawn area. Outside light. Wooden door to garage - roller door (5.13m (16'10") x 2.87m (9'5")). Garden is bounded by timber fencing. Timber gate provides side access from the front. To the front, there is a car port (4.31m (14'2") x 2.50m (8'2")). Paved area which also leads to the garage. Entrance canopy above front door. Outside light.

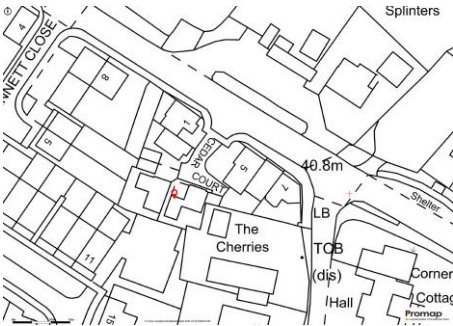
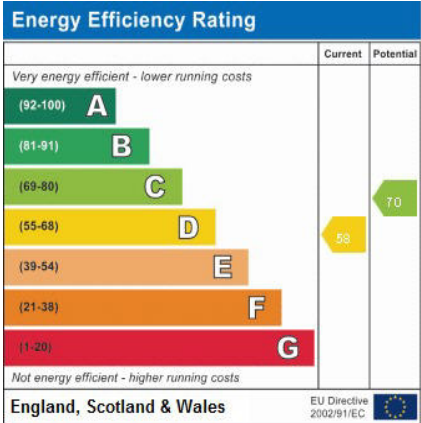




TOTAL FLOOR AREA: 2054 sq.ft. (191.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, stairs and any other fixed or movable items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for identification purposes only and should not be used as a basis for any prospective purchase. The names, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency over time.

Made with AutoCAD 2014



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 £275,000
- *Tenure* - Freehold, £150 per annum service charge towards street lightning & insurance.

Part B

- *Property Type* - 3 Bed, 3 Storey 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* - Electric (night storage heaters). Hot water tank is located in the airing cupboard on the landing.
- *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 under carport 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. Restricted Covenants include; No trade or business or sale of new or used vehicles of any description.
- *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 28.02.2024. 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.