

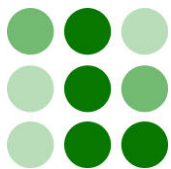


Rustywell Park, Yeovil, BA20 2NB

Guide Price £80,000
LEASEHOLD

A two bedroom detached Park Home for the over 50's set on this popular & convenient site close to local amenities. The home benefits from oil central heating, double glazing, shower room, enclosed garden areas and off road parking. No Onward Chain.

 **LACEYS**
YEOVIL LTD



5 Rustywell Park, Yeovil, BA20 2NA



- A Two Bedroom Detached Park Home For The Over 50's
- Popular & Convenient Site Location
- Oil Central Heating
- UPVC Double Glazing
- Enclosed Garden Areas
- Off Road Parking
- No Onward Chain

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:

Frosted UPVC double glazed front door to.

Dining Room 2.95m (9'8") x 2.53m (8'4")

Radiator. Laminate flooring. Coved ceiling. UPVC double glazed, side aspect. Door to bedroom two. Glazed double opening doors to the lounge.

Lounge 3.31m (10'10") x 3.00m (9'10")

Radiator. TV point. Phone point. Coved ceiling. Dado rail. UPVC double glazed window, side aspect. Door to the kitchen.

Kitchen 2.76m (9'1") x 2.72m (8'11")

Comprising inset single drainer, 1 ½ bowl sink unit with mixer tap, tiled surround and rolltop work surface with cupboards & drawers below. Built in oven & hob with extractor over. Recess for washing machine, plumbing in place. Space for upright fridge/freezer. Wall mounted cupboards. Built in cupboard that houses the floorstanding boiler. Radiator. Laminate flooring. UPVC double glazed window, rear aspect, Frosted UPVC double glazed door to the rear garden. Doors to bedroom one & shower room.

Bedroom One 2.81m (9'3") x 2.76m (9'1")

Radiator. UPVC double glazed window, front aspect.

Bedroom Two 2.83m (9'3") x 2.10m (6'11")

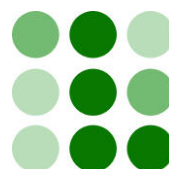
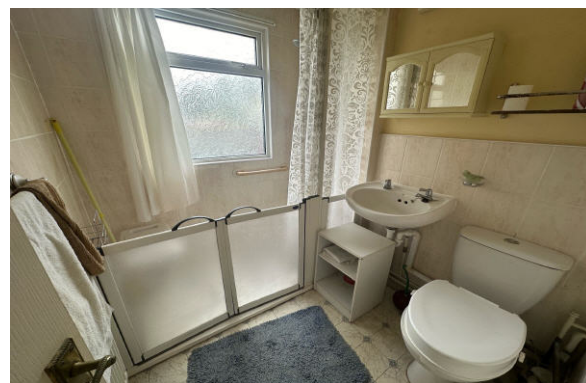
Radiator. UPVC double glazed window, front aspect.

Shower Room 1.98m (6'6") x 1.69m (5'7")

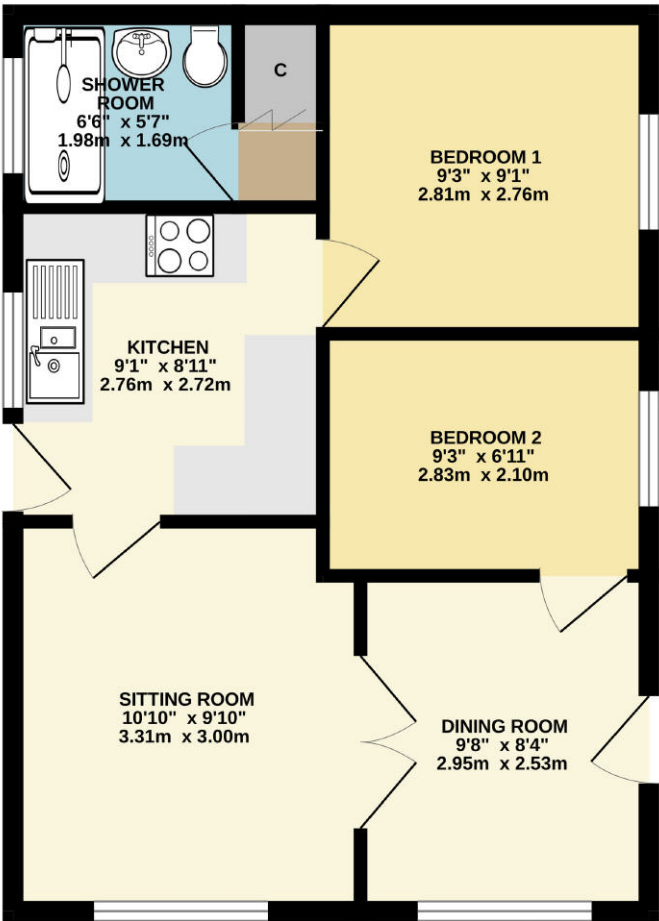
Walk in shower, with wall mounted shower in situ, tiled surround. Wall mounted wash basin. Low flush WC. Radiator. Extractor fan. Vinyl flooring. Frosted UPVC double glazed window, rear aspect.

Outside

There is an enclosed garden area to the rear, gravelled with shrubs in situ. Oil tank. Iron gate provides access from the parking area. There are garden areas to both sides and the front also gravelled. Garden shed to one side. Enclosed by fencing with a timber gate providing access. Off road parking space to the rear also.

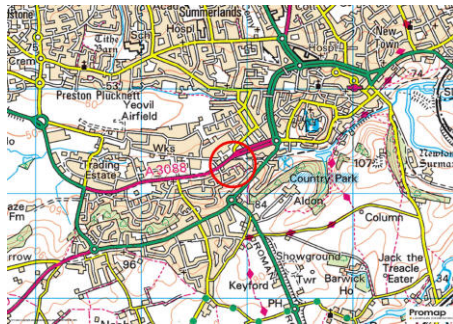
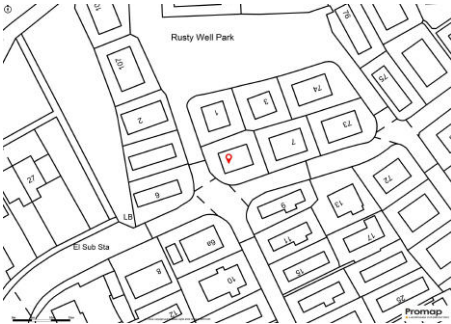


GROUND FLOOR
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA : 463 sq.ft. (43.0 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

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.

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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* - A
- *Asking Price* - Guide Price £80,000
- *Tenure* - Leasehold
- *Pitch Fee* - £214.22 per month

Part B

- *Property Type* - 2 Bed Detached Park Home
- *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* - Oil Central Heating - Boiler located within a cupboard in the kitchen area.
- *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 space.

Part C

- *Building Safety* - 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* - A full copy of the Park Rules are available on request.
- *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. A full copy of the Park Rules are available on request.
- *Flood Risk* - According to the Environment Agency's website, the property is in an area at a VERY LOW RISK from River/ Sea (defined as the chance of flooding each year as less than 0.1%), Surface Water at a High Risk (defined as the chance of flooding each year as greater than 3.3% 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) - N/A.

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 23/8/2024.. 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.