



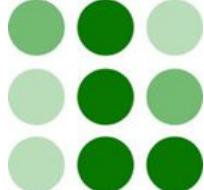
Larkhill Road, Yeovil, Somerset, BA21 3LH

Guide Price £190,000

Freehold

A two bedroom, two reception room semi-detached home set in this convenient location close to local amenities. The home also benefits from gas central heating, double glazing, four piece bathroom suite, enclosed rear garden, garage and off road parking. No Onward Chain.





186 Larkhill Road, Yeovil, Somerset, BA21 3LH



- A Two Bedroom Semi-Detached Home
- Two Reception Rooms
- Gas Central Heating
- Double Glazed
- Enclosed Rear Garden
- Garage
- Off Road Parking
- Convenient Location, Close To Local Amenities
- Good Opportunity For First Time Buyer(s)
- 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 425 115**.

The **ACCOMMODATION** comprises:

Accommodation Comprises

Frosted UPVC double glazed front door to.

Entrance Hall

Coved ceiling. Stairs up to the landing. Door to the lounge.

Lounge 4.33 m x 4.15 m

Built in stone fireplace with paved hearth & wooden mantle above, extended to one side providing shelving recess. TV point. Radiator. Built in understairs cupboard. Coved ceiling. UPVC double glazed window, front aspect. Door to dining room.



Dining Room 3.53 m x 2.52 m

Radiator. Coved ceiling. Double glazed sliding patio doors to the rear garden. Door to the kitchen.

Kitchen 3.57 m x 2.56 m

Comprising inset stainless steel single drainer, 1 1/2 bowl sink unit with mixer tap, tiled surround and rolltop worksurface with cupboards & drawers below. Recess for cooker. Recess for washing machine, plumbing in place. Recess for upright fridge/freezer. Wall mounted cupboards. Vinyl flooring. Radiator. Coved ceiling. Spotlights. Double glazed window, rear aspect. Frosted UPVC double glazed door to the drive/outside.



Landing

Hatch to loft space. Coved ceiling. Double glazed window, side aspect. Doors to both bedrooms & bathroom.

Bedroom One 4.10 m x 4.02 m

Two sets of built in double fronted wardrobes. Built in overstairs cupboard which houses the Vaillant combi boiler. Further built in storage cupboard. Radiator. Coved ceiling. UPVC double glazed window, front aspect.



Bedroom Two 3.38 m x 3.03 m

Built in cupboards. Radiator. Coved ceiling. Double glazed window, rear aspect.

Bathroom

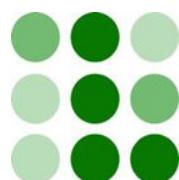
Four piece suite comprising bath with tiled surround. Corner shower cubicle with wall mounted Mira Advance electric shower in situ, tiled surround. Pedestal wash basin. Low flush WC. Radiator. Coved ceiling. Frosted double glazed window, side aspect.



Outside

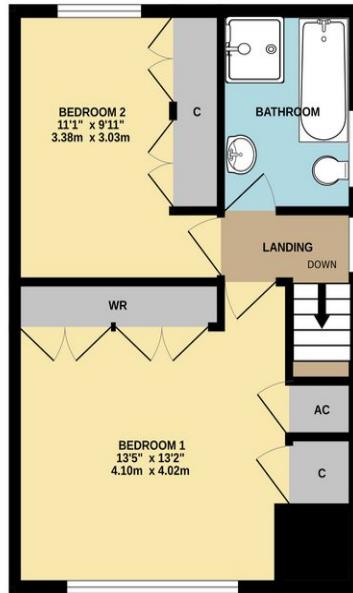
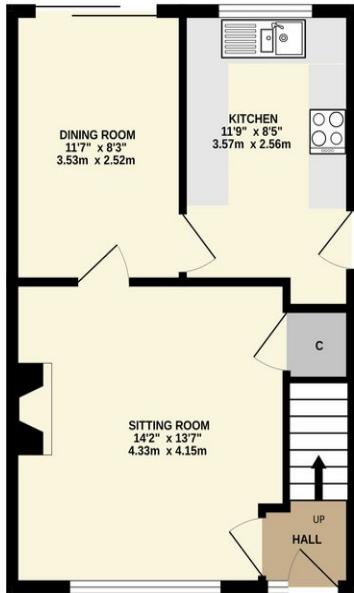
To the rear there is an enclosed garden, comprising paved patio area. Gravelled sections with a range of plants, shrubs & trees in situ. The garden is bounded by fencing with a timber gate providing access from the drive.

To the front there is a lawn area with various shrubs & trees in situ. Concrete drive (shared with the neighbour) provides access to the garage and off road parking area.



GROUND FLOOR
408 sq.ft. (37.9 sq.m.) approx.

1ST FLOOR
404 sq.ft. (37.6 sq.m.) approx.

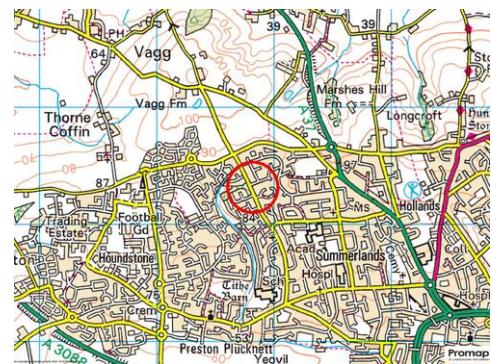
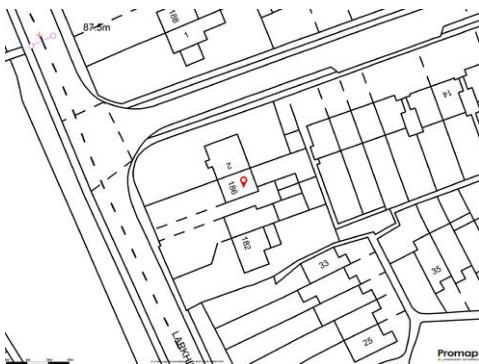


TOTAL FLOOR AREA: 812 sq.ft. (75.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any errors.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.EPC4U.COM			



Please Note

No tests have been undertaken of any of the services and any intending purchasers/tenants should satisfy themselves in this regard. Lacey 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 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 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* - C
- *Asking Price* - Guide Price £190,000
- *Tenure* - Freehold

Part B

- *Property Type* - 2 Bedroom Semi-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
- *Sewerage* - Mains
- *Heating* - Gas Central Heating, Vaillant combi boiler located in the overstairs cupboard in Bedroom One which also heats the hot water.
- *Broadband* - Please refer to Ofcom website. Current broadband connection not known.
- *Mobile Signal/Coverage* – Please refer to Ofcom website.
- *Parking* - Garage & Off Road Parking Via 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; Premises shall be used as a private dwellinghouse only. No trade or business. Not to place on the premises any caravan, house on wheels or any other portable structure adapted for sleeping. No animals to be kept other than domestic pets. *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) - 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 08/11/2024. 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.