

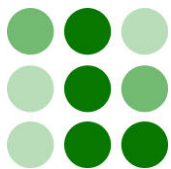


Smallway, Galhampton, BA22 7AE

Guide Price £300,000
FREEHOLD

A two/three bedroom, two reception room semi-detached cottage that offers original character and rural living. The cottage benefits from a garden room, double glazing, two WVC's and a good-sized enclosed garden to the side with various outbuildings & stores in situ. No Onward Chain

 **LACEYS**
YEOVIL LTD



2 Smallway, Galhampton, BA22 7AE



- A Two/Three Bedroom Semi-Detached Cottage
- Rural Position
- Two Reception Rooms
- Original Features
- Double Glazing
- Enclosed Garden Areas
- Woodburner In Situ
- Viewing Advised
- 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 double glazed front door to.

Entrance Hall/Study Area

Wall mounted night storage heater. Flagstone flooring. Concertina doors to the lounge & dining room. Stairs up to the landing.

Lounge 4.82m (15'10") x 3.14m (10'4")

Wall mounted night storage heater. Woodburner in situ. Laminate flooring. Built in storage cupboards. UPVC double glazed windows, front & rear aspects.

Dining Room 3.79m (12'5") x 3.14m (10'4")

Wall mounted night storage heater. Built in fireplace. Revealed timbers. Window seat. UPVC double glazed windows, front & rear aspects. Steps up & door into the kitchen.

Kitchen 3.79m (12'5") x 3.14m (10'4")

Comprising inset stainless steel single drainer, single sink unit with mixer tap, tiled surround and rolltop worksurface with cupboards & drawers below. Built in oven & hob. Recess for washing machine, plumbing in place. Wall mounted cupboards & shelving. Tiled floor. UPVC double glazed window, front aspect. Double glazed door to the garden room.

Garden Room 3.14m (10'4") x 2.34m (7'8")

Glazed door to outside/garden areas.

Landing

Wall mounted night storage heater. Wooden flooring. Built in airing cupboard which houses the hot water tank. UPVC double glazed window, front aspect. Doors to bedrooms 1 & 2, shower room & separate WC.

Bedroom One 3.57m (11'9") x 3.19m (10'6")

Wall mounted electric heater. Built in wardrobes. UPVC double glazed window, front aspect with outlook.

Bedroom Two 3.52m (11'7") x 3.19m (10'6")

Ornamental fireplace. Wall mounted electric heater. Revealed floorboards. UPVC double glazed window, front aspect with outlook. Throughway to Bedroom 3/Dressing Room (Only accessed via Bedroom Two).

Bedroom Three/Dressing Room 3.19m (10'6") x 3.05m (10')

Wall mounted electric heater. UPVC double glazed window, front aspect with outlook.

Shower Room 2.18m (7'2") x 2.17m (7'1")

White suite comprising corner shower cubicle with wall mounted Mira electric shower. Pedestal wash basin. Low flush WC. Wall mounted Dimplex electric heater. Extractor fan. Wooden flooring. Double glazed window, rear aspect with outlook.

Separate WC

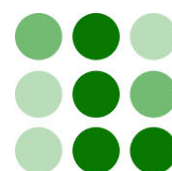
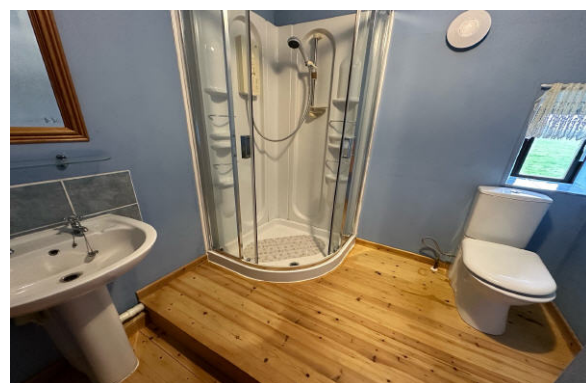
Low flush WC. Pedestal wash basin. Extractor fan. Wooden flooring. Double glazed window, rear aspect with outlook.

Outside

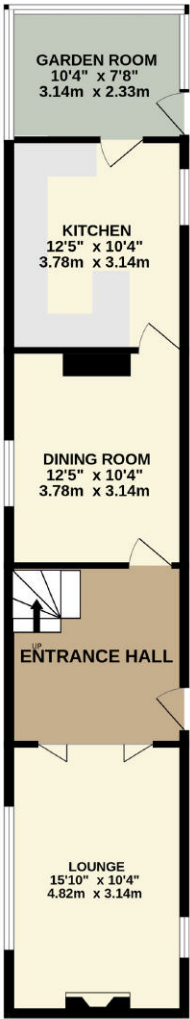
The garden is split in to three sections, all to the side of the cottage and offering good space and privacy. Two paved patio sections, both well stocked with trees, plants & shrubs. Outside tap. Wooden Gazebo. The third section is gravelled and has a good-sized wooden shed/workshop, also a stone built store. All the garden areas are bounded by fencing with an Iron gate providing access from the front of the cottage.

To the rear of the cottage there is grass banking which is bounded by fencing.

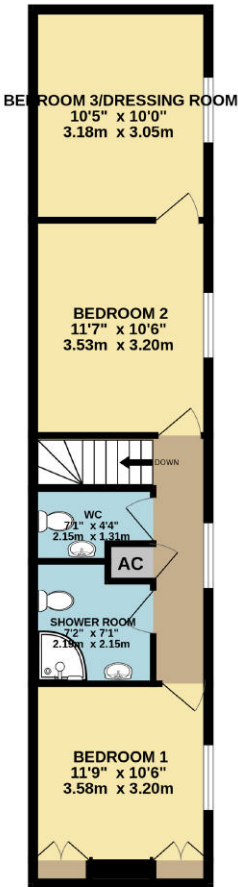
To the front there is layby parking subject to availability.



GROUND FLOOR



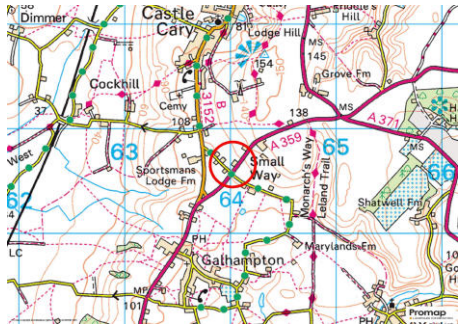
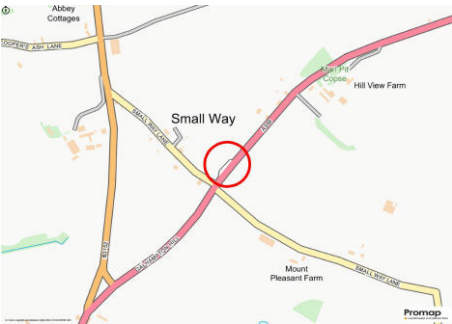
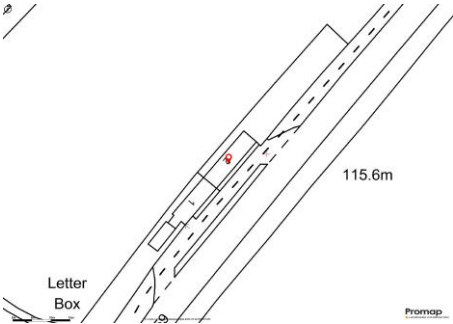
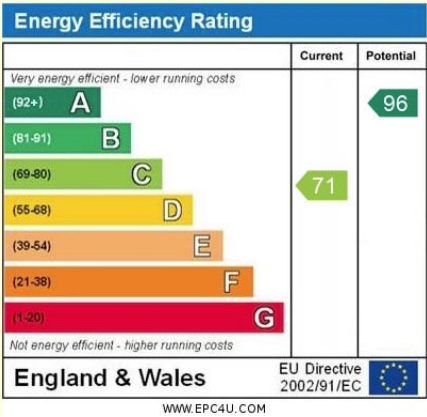
1ST FLOOR



TOTAL FLOOR AREA : 1153sq.ft. (107.1 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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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 £300,000
- *Tenure* - Freehold

Part B

- *Property Type* - 2/3 Bed Semi-Detached Cottage
- *Property Construction* - Hamstone
- *Number And Types Of Rooms* - See Details and Plan, all measurements being maximum dimensions provided between internal walls.
- *Electricity Supply* - Mains, Solar Panels in place (Owned)
- *Water Supply* - Mains, on a meter
- *Sewerage* - Cess Pit - Off Mains Solutions Survey carried out 14.11.24 (Copy of report available on request), please check with your mortgage lender in advance.
- *Heating* - Electric Storage Heaters + Electric Smart Radiators, Woodburner in the lounge, Hot water tank located in the airing cupboard on the landing, 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* - Layby parking in front of the cottage, 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.
- *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 (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* - 23/02629/HOU - Demolition of garage and existing lean-to extension. Proposed two-storey extension to dwelling - 1 Smallway Galhampton Hill Galhampton Yeovil Somerset BA22 7AE.
- *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 10.11.2024. 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.