

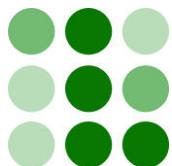


Lambrook Gate, West Lambrook, TA13 5EZ

**Guide Price £325,000
FREEHOLD**

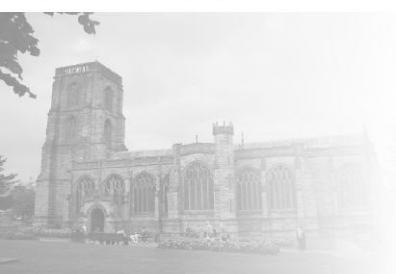
A very well presented and well proportioned two bedroom semi-detached home set in a lovely position with a fantastic outlook and a very generous plot size. The home benefits from double glazing, central heating, two lovely bathrooms, two double bedrooms and a stunning enclosed garden which also benefits from a large workshop.





8 Lambrook Gate, West Lambrook, TA13 5EZ

- A Well Proportioned Two Bedroom Semi-Detached Home
- Village Location
- Lovely Sized Enclosed Garden
- Oil Central Heating
- UPVC Double Glazing
- Good-Sized Cabin/Workshop - Versatile
- Lovely Outlook
- Viewing Advised



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.

Entrance Hall

Radiator. Wood flooring. Stairs to landing. Door to lounge.



Lounge 5.47m (17'11") x 3.53m (11'7")

Built in fireplace with marble effect hearth & surround. Two upright radiators. Phone point. TV point. Wooden flooring. Inset ceiling spotlights. Dimmer switches. UPVC double glazed window, front aspect with outlook. Wooden door to kitchen/dining area.



Kitchen/Dining Area 6.27m (20'7") x 2.56m (8'5")

Well fitted kitchen comprising inset stainless steel single drainer, double sink unit with mixer tap, tiled surround and rolltop worksurface with cupboards & drawers below. Recess for cooker, extractor hood above. Recess for washing machine, plumbing in place. Integrated freezer. Space for upright fridge/freezer. Wall mounted cupboards. Space for table & chairs. Radiator. Built in storage cupboard. Tiled floor. Three UPVC double glazed windows, all rear aspects. Frosted UPVC double glazed door to the garden.

Landing

Hatch to loft space, fully boarded, power & lighting in place, pull down loft ladder.. UPVC double glazed window, side aspect with outlook. Doors to both bedroom, bathroom & shower room.

Bedroom One 3.55m (11'8") x 2.84m (9'4")

Fitted wardrobes with mirror fronted doors. Radiator. Wooden flooring. UPVC double glazed window, front aspect with outlook.



Bedroom Two 4.00m (13'1") x 2.67m (8'9")

Radiator. Wooden flooring. UPVC double glazed window, rear aspect.

Bathroom

Modern white suite comprising Jacuzzi bath with wall mounted shower, tiled surround. Wall mounted vanity sink unit. Low flush WC. Heated towel rail. Radiator. Vinyl flooring. Two frosted UPVC double glazed windows, both rear aspects.

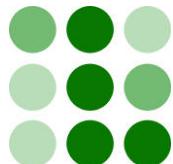


Shower Room

Modern suite comprising double width shower cubicle, wall mounted shower, over sized head, tiled surround. Wall mounted vanity unit. Low flush WC. Heated towel rail. Radiator. Built in airing cupboard which houses the hot water tank. Further built in storage cupboard. Vinyl flooring. Inset ceiling spotlights. UPVC double glazed window, front aspect with outlook.

Outside

The property offers a lovely sized garden with a superb outlook of open fields bordering. The garden comprises nice-sized lawn area with various plants, shrubs & trees in situ. Nice sized paved patio area. Fenced in veggie plot. Outside tap. Outside light. Gravelled sections. Very good-sized cabin/workshop providing versatile use. Enclosed oil tank, bounded by fencing with a timber gate providing access. The garden is bounded by fencing & hedging and enjoys good privacy.



GROUND FLOOR
411 sq.ft. (38.1 sq.m.) approx.

1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



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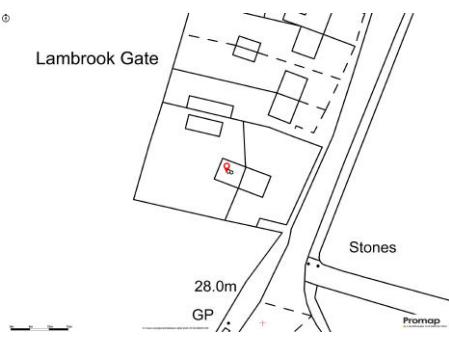
TOTAL FLOOR AREA: 835 sq.ft. (77.5 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			101
(92+)	A		
(81-91)	B		
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			
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. Laceys 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 Laceys 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 Laceys 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 - B*
- *Asking Price - Guide Price £325,000*
- *Tenure - Freehold*

Part B

- *Property Type - 2 Bed 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, not metered*
- *Sewerage - Mains*
- *Heating - Oil Central Heating - External Condensing Boiler, Hot water tank located in the airing cupboard in the shower room. Solar Panels (Owned) also used for hot water only.*
- *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 - On road/Layby 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 private dwellinghouse. No trade or business to be carried out upon the premises or any part thereof. Not to station or cause or permit to be stationed 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 9.11.2024. 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.