



Guide Price £315,000

Townsend Mead, East Coker, Yeovil, Somerset,
BA22 9FF, BA22 9FF

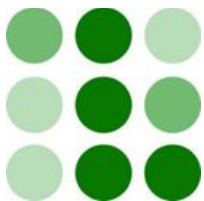
A well proportioned two bedroom end of terrace home set in this sought after village location, in a quiet position. The home benefits from air source heat pump, double glazing, two double bedrooms, cloakroom, enclosed rear garden & a car port with parking for 2-3 vehicles and an additional workshop.

 **LACEYS
YEOVIL LTD**



Townsend Mead, East Coker, Yeovil, Somerset, BA22 9FF

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3 Townsend Mead, East Coker, Yeovil, Somerset,
BA22 9FF



- A Well Proportioned Two Bedroom End Of Terrace Home
- Sought After Village Location, Quiet Position
- Enclosed Rear Garden
- Car Port With Parking For 2-3 Vehicles
- Additional Workshop
- Air Source Heat Pump
- Double Glazing
- Cloakroom
- Two Double Bedrooms
- Internal Viewing A Must

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

Double glazed front door to.

Entrance Hall

Phone point. Understairs cupboard. Laminate flooring. Underfloor heating. Stairs to landing. Doors to cloakroom, lounge & kitchen.

Cloakroom

Comprising low flush WC. Wall mounted wash basin. Extractor fan. Inset ceiling spotlights. Vinyl flooring. Underfloor heating. Frosted double glazed window, side aspect.

Lounge 5.33 m x 4.14 m (17'6" x 13'7")

TV point. Phone point. Laminate flooring. Underfloor heating. UPVC double glazed bifolding doors to the rear garden.

Kitchen 3.12 m x 2.72 m (10'3" x 8'11")

Comprising inset single drainer, 1 1/2 bowl sink unit with mixer tap, tiled surround and rolltop worksurface with cupboards & drawers below. Built in oven & hob with extractor above. Integrated dishwasher & washing machine. Space for upright fridge/freezer. Wall mounted cupboards. Vinyl flooring. Underfloor heating. UPVC double glazed window, front aspect.

Landing

Hatch to loft space. Underfloor heating. Doors to both bedrooms & the bathroom.

Bedroom One 5.36 m x 3.40 m (17'7" x 11'2")

Built in airing cupboard which houses the hot water tank. TV point. Underfloor heating. Two UPVC double glazed windows, both rear aspects.

Bedroom Two 4.26 m x 2.69 m (14'0" x 8'10")

Two built in storage cupboards. TV point. Underfloor heating. Two UPVC double glazed windows, both front aspects.

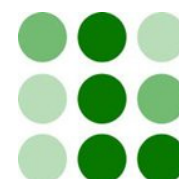
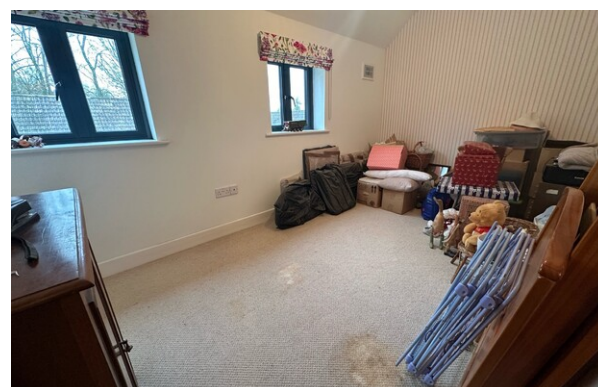
Bathroom 3.20 m x 1.98 m (10'6" x 6'6")

White suite comprising bath with mixer tap, wall mounted shower, tiled surround. Pedestal wash basin. Low flush WC. Heated towel rail. Extractor fan. Vinyl flooring. Underfloor heating. Inset ceiling spotlights. Frosted UPVC double glazed window, side aspect.

Outside

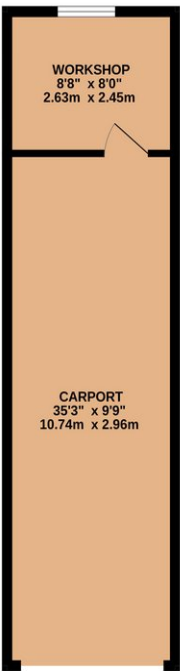
To the rear there is an enclosed garden that comprises an undercover paved patio area which extends the width of the home. Lawn area. The garden is bounded by timber fencing with a timber gate providing rear access.

To the front there is a gravelled section, outside tap, outside light. Entrance canopy above the front door. Opposite the home there is a **Car Port 10.74m (35'3") x 2.96m (9'9")** that provides off road parking for 2-3 vehicles, it also has a **Timber Workshop 2.63m (8'8") x 2.45m (8')** in situ which has power & lighting in place.

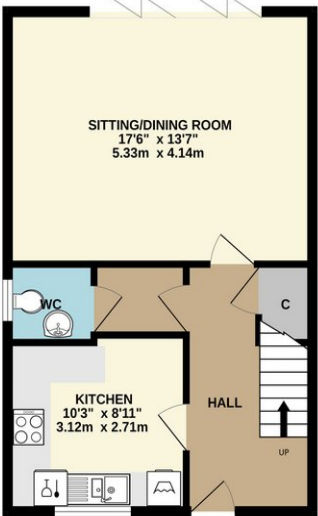


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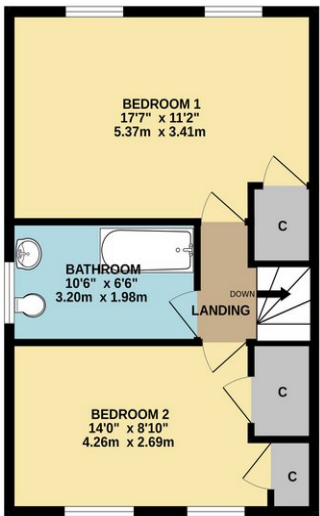
CAR PORT
339 sq.ft. (31.5 sq.m.) approx.



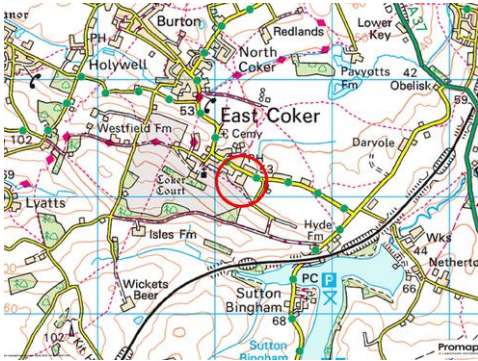
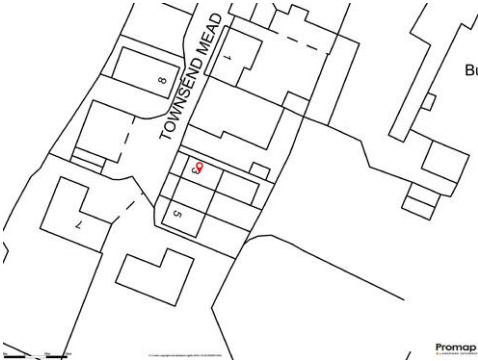
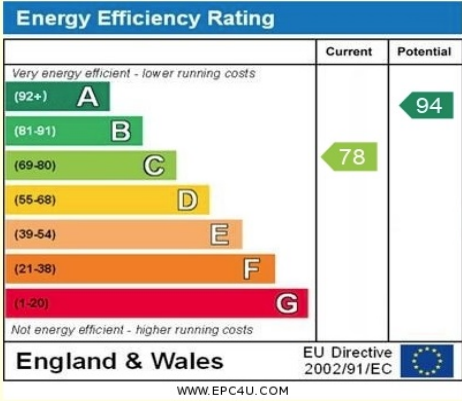
GROUND FLOOR
470 sq.ft. (43.6 sq.m.) approx.



1ST FLOOR
470 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA: 1278 sq.ft. (118.7 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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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 £315,000
- *Tenure* - Freehold

Part B

- *Property Type* - 2 Bedroom End Terraced 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* - Small Treatment Plant, £300 p/a
- *Heating* - Air Source Heat Pump, underfloor heating throughout, hot water tank is located in the airing cupboard which heats the hot water.
- *Broadband* - Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advicefor-consumers/advice/ofcom-checker>.
- *Mobile Signal/Coverage* – Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>.
- *Parking* - Car Port

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 property or any part thereof for any purpose whatsoever other than as a private dwelling and outbuildings belonging thereto and not to carry or permit to be carried on upon the property any trade or business whatsoever. Not to keep or allow to be kept on the property any fowls, pigeons, ducks or agricultural livestock of any kind nor to keep or allow to be kept on the property any animal bird whatsoever nature for breeding purposes and not to permit any household animal or pet to foul any part of the estate. Not to keep on the property any caravan, trailer or sailing vessel. *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 (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 each year as between 0.1% and 1% 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) - C.

Other Disclosures

No other Material disclosures have been made by the Vendor.

'We understand that the property sits in a conservation area. We recommend that you make your own enquiries regarding this'.

This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor, on the 28.11.2024. 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.