

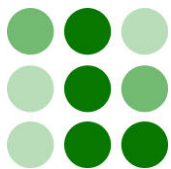


Hawks Rise, Yeovil,

Guide Price £220,000
FREEHOLD

This three bedroom semi-detached house is situated in a popular development on the western side of Yeovil and is available for sale with no forward chain. The accommodation includes an entrance hallway, cloakroom, living room with patio doors to the garden, dining room and fitted kitchen. On the first floor there are two double bedrooms, a single room and the family bathroom whilst outside there is an easy to maintain garden to the rear, a garage in a block with parking in front.

 **LACEYS
YEOVIL LTD**



53 Hawks Rise, Yeovil, Somerset, BA22 8XT



- Three Bedroom House
- Two Reception Rooms
- Fitted Kitchen
- Ground Floor Cloakroom
- Popular Location
- No Chain
- Garage & Parking

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:

Entrance Hallway

As you enter the property you are greeted with an entrance hallway which has doors leading to the cloakroom, sitting room and dining room. Stairs provide access to the first floor. There is a ceiling light point and a radiator.

Cloakroom

Fitted with a corner basin and a low level WC. There is an obscured double glazed window to the front, a radiator and a ceiling light point.

Sitting Room 4.60m x 2.91m (15'1" x 9'7")

Double patio doors open to the garden with an electric fire with surround providing a nice focal feature to the room. There is a radiator and a ceiling light point.

Dining Room 2.93m x 2.73m (9'7" x 8'11")

A double glazed window overlooks the front of the property. There is a radiator and a ceiling light point. A door opens to the kitchen.

Kitchen 2.92m x 2.21m (9'7" x 7'3")

Fitted with a selection of wall and base units with drawers and work surfaces above. There is a built in electric oven with gas hob and extractor fan with space available for a washing machine and fridge/freezer. The wall mounted gas fired boiler can be found in here and a double glazed window overlooks the rear garden with a door alongside.

Landing

The long landing has two double glazed windows overlooking the front of the property, a radiator and a ceiling light point. Doors open to all three bedrooms, the family bathroom and the airing cupboard.

Bedroom One 3.97m x 3.18m (13'0" x 10'5")

A double glazed window overlooks the rear of the property. There is a radiator and a ceiling light point.

Bedroom Two 3.08m x 2.55m (10'1" x 8'4")

A further double room with a useful fitted wardrobe. A double glazed window overlooks the rear garden. There is a radiator and a ceiling light point.

Bedroom Three 2.60m x 1.98m (8'6" x 6'6")

A useful single room with a radiator and a ceiling light point. A double glazed window overlooks the rear garden.

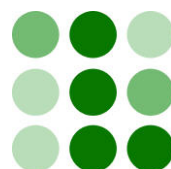
Family Bathroom

Fitted with a panel enclosed bath with shower over and a screen to the side, a pedestal wash basin and a low level WC. There is an obscured rear facing double glazed window, an extractor fan, a ceiling light point, a radiator and a shaver point.

Rear Garden

The garden is mostly laid to lawn with a small patio area all of which is surrounded by walling or fence. There is gated side access whilst beyond there is a single garage located in a block with parking in front.

Single garage with up and over door with parking in front.




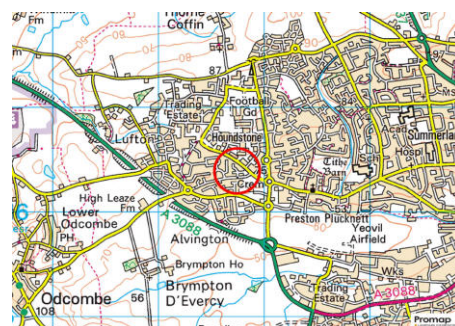
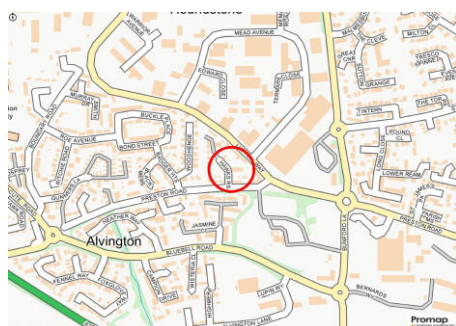
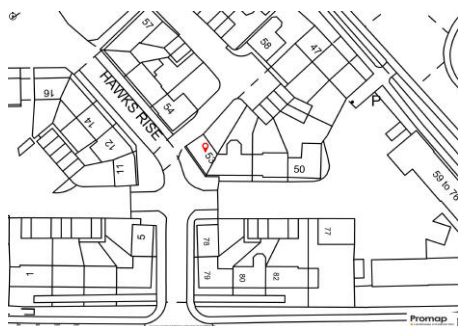
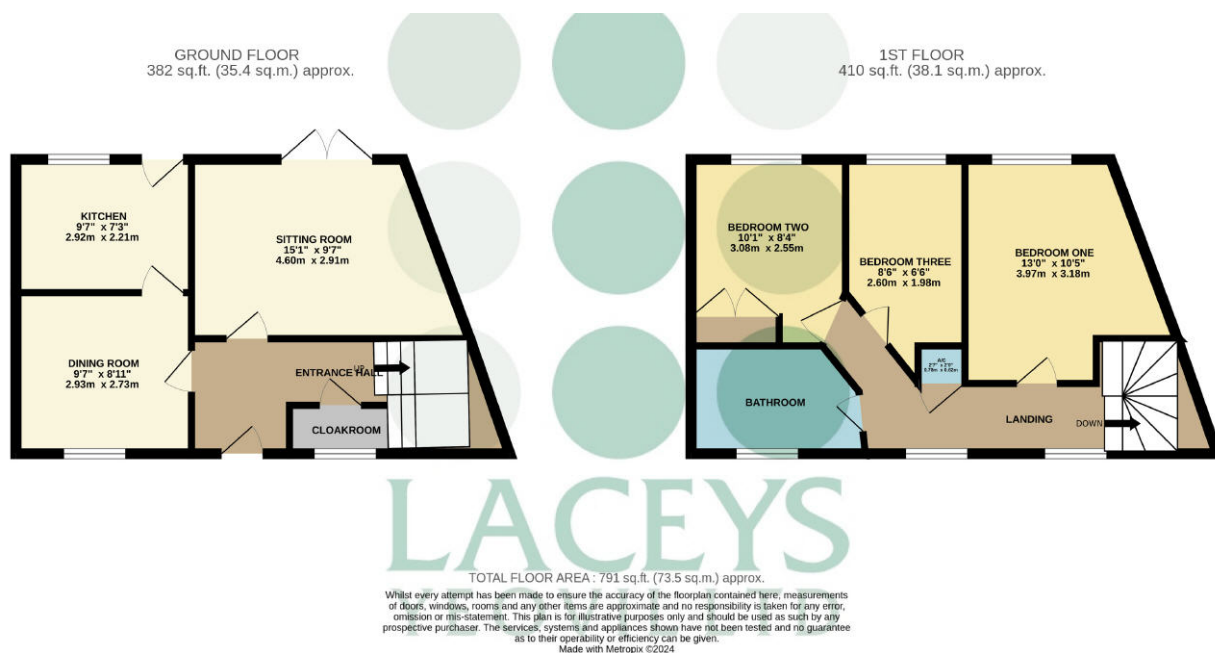


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC





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.

Photographs / Floor Plans

Photographs are reproduced for general information and it must not be inferred that any item is included for sale / to let with this property. Please note floor plans are not to scale and are for identification purposes only. The photographs used in these particulars may have been taken with the use of a wide angle lens. If you have any queries as to the size of the accommodation or plot, please address these with the agent prior to making an appointment to view.

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 £220,000
- *Tenure* - Freehold

Part B

- *Property Type* - 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-metered
- *Sewerage* - Mains
- *Heating* - Mains Gas- Combi boiler- kitchen
- *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* - Garage with parking in front.

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* - Not to carry on upon the said property or any building erected or to be erected thereon any trade or business or manufacture not to allow any part thereof to be use for the purpose of any public footpath or road or any other public amenity. No poultry or other livestock (other than domestic pets) shall be kept on any part of the property. Not to erect external TV aerials or satellite dishes without the consent of the transferor.
- *Rights and Easements* - We are not aware of any significant material Rights or easements however we recommend that you check this with your conveyancer.
- *Flood Risk* - River, sea and surface water risk- Very Low Risk. Reservoir & Ground Water Risk- Unlikely in this area.
- *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

This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor, on the **3/10/2024**. 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.