



Summer House Terrace, Yeovil, Somerset, BA20
1NL

£265,000

Freehold

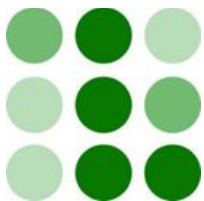
This deceptively spacious three storey town house is situated in a most convenient town centre location and is available for sale with no forward chain. There is a courtyard style garden to the rear and an allocated parking space. The accommodation includes an entrance hallway, cloakroom, fitted kitchen and a living/dining room on the ground floor whilst on the first floor there is a master bedroom with en-suite and bedroom two which is also a double. On the top floor there are two further double bedrooms, a single room/study and the family bathroom. The rear garden has been designed with ease of maintenance in mind and comes complete with a shed. A very versatile and flexible home.

 **LACEYS**
YEOVIL LTD



Summer House Terrace, Yeovil, Somerset, BA20 1NL

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7 Summer House Terrace, Yeovil, Somerset, BA20 1NL



- Versatile Home With Flexible Accommodation
- No Forward Chain
- Four/Five Bedrooms
- Convenient Town Centre Location
- Master Bedroom With En-Suite
- Enclosed Garden
- Parking Space
- Gas Centrally Heated & Double Glazed

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**.

The **ACCOMMODATION** comprises:

Entrance Hallway

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

Cloakroom

Fitted with a low level WC and a pedestal wash basin with tiled splash back. There is a ceiling light, an extractor fan and a radiator.

Kitchen 3.06 m x 2.67 m (10'0" x 8'9")

Fitted with a good selection of wall, base and drawer units with worksurfaces above. There is a built in electric oven with inset gas hob and extractor hood, a built in fridge/freezer and space for a washing machine. There is recessed spot lighting, a radiator and a tall double glazed window overlooking the front of the property.

Sitting/Dining Room 4.86 m x 4.37 m (15'11" x 14'4")

Double glazed patio doors open to the garden with a further window alongside. There is a useful storage cupboard, two ceiling light points and two radiators.

First Floor Landing

Stairs provide access to the second floor landing and doors open to bedrooms one and two. There is a ceiling light point and a radiator.

Bedroom One 3.74 m x 2.71 m (12'3" x 8'11")

A comfortable double room with a large double glazed window overlooking the front of the property. There is a built in cupboard, a radiator and a ceiling light point. A door opens to the en-suite shower room.

En-Suite

Fitted with a concealed cistern WC, a pedestal wash basin with mixer tap and a shower enclosure with sliding screen. A double glazed window faces the front of the property. There is a heated towel rail, recessed spot lighting, a shaver light/point and an extractor fan.

Bedroom Two 4.84 m x 4.78 m (15'11" x 15'8")

This further good size double room could easily become a first floor sitting room providing additional reception space. There is a box bay window to the rear with a further window alongside. There are two radiators and two ceiling light points.

Second Floor Landing

Doors open to the remaining three bedrooms, the family bathroom and the airing cupboard which houses the hot water cylinder. There is a ceiling light point and access is available to the loft.

Bedroom Three 3.57 m x 2.66 m (11'9" x 8'9")

A double room with a double glazed window facing the rear, a radiator and a ceiling light point. There is a fitted cupboard.

Bedroom Four 3.23 m x 2.70 m (10'7" x 8'10")

A double room with a double glazed window facing the front, a radiator and a ceiling light point. There is a built in cupboard.

Bedroom Five/Study 2.15m x 1.9m (7'1" x 6'6")

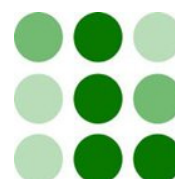
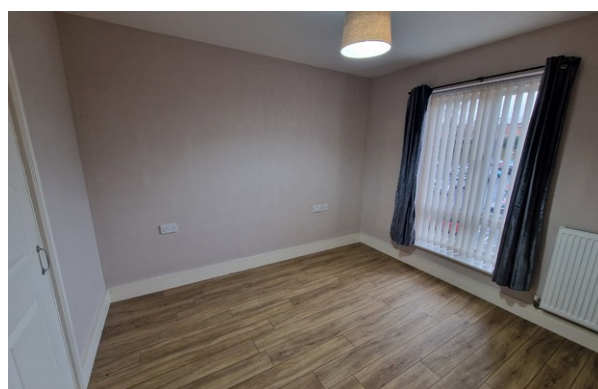
A single room with a double glazed window facing the rear, a radiator and a ceiling light point.

Family Bathroom

Fitted with a panel enclosed bath with mixer tap and shower above, a concealed cistern WC and inset basin with mixer tap. There is spot lighting, a double glazed window facing the front, a shaver light/point and a heated towel rail.

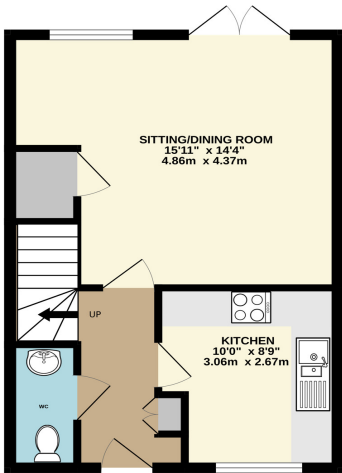
Outside

The property sits nicely back from the road behind wrought iron railings and a gate whilst to the rear there is fully enclosed courtyard style garden which is laid to patio and shingle. There is a wooden shed and gated rear access leading to a parking area where parking for one car can be found.

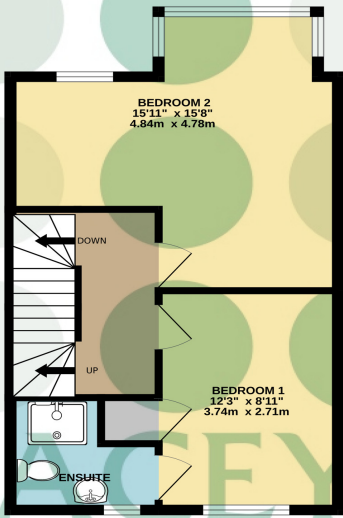


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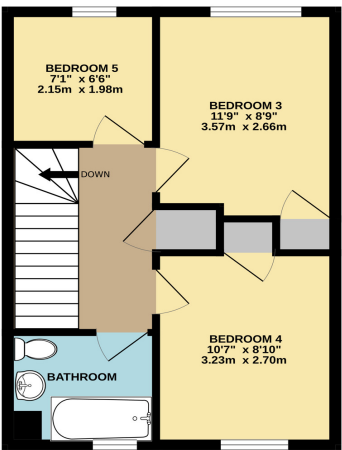
GROUND FLOOR
398 sq.ft. (37.0 sq.m.) approx.



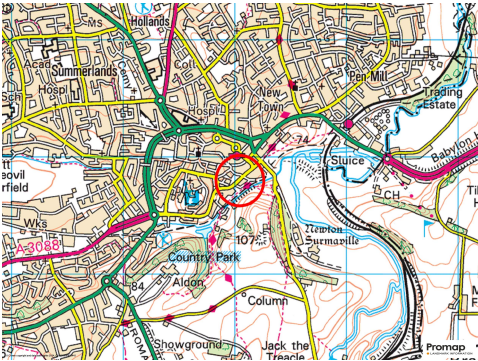
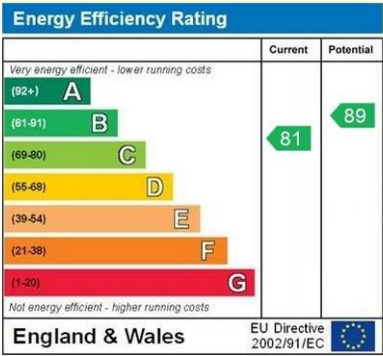
1ST FLOOR
431 sq.ft. (40.0 sq.m.) approx.



2ND FLOOR
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA: 1227 sq.ft. (114.0 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 - D
- Asking Price - £265,000
- Tenure - Freehold
- We understand that there is a charge towards the upkeep of general areas within the development. The charge for 2024/2025 is £359.85

Part B

Property Type - 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-metered
- Sewerage - Mains
- Heating - Gas Central Heating- Boiler in kitchen- tank in airing cupboard. Solar Panel On Roof.
- 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 - 1 Allocated Parking Space

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. In brief:- Not to use the property other than as a single dwelling in the occupation of one family. Not to occupy the property for any trade or business purposes. Not to keep any animal or bird at the property except domestic dogs cats ornamental fish and caged birds. Not to park any caravan trailer or boat on the estate. Not to allow any vehicle having an unladen weight in excess of 2.25 tonnes to be parked on the property. Not to do anything which is or may become a nuisance or danger to any owner or dwelling on the estate. Not to leave out any dustbin except on the day of collection by the relevant authority. Not to allow any fence wall or boundary to exceed a height of 1.8 metres. Not to erect place or plant any structure object or plant on any part of the property lying between any existing road and any visibility splay line required by the relevant authority other than grass. Not to use the property other than for residential purposes. Not to erect or permit to be erected any television wireless or other aerials or satellite dish on the exterior of the property.
- 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 Medium Risk of flooding from Rivers and sea (Medium risk means that this area has a chance of flooding of between 1% and 3.3% each year) Surface water risk -High risk (High risk means that this area has a chance of flooding of greater than 3.3% each year.) Lead local flood authorities (LLFA) manage the risk from surface water flooding and may hold more detailed information. Your LLFA is Somerset. Reservoir risk There is a risk of flooding from reservoirs in this area, reservoirs that can affect this area are: Sutton Bingham.
- 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) - B

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 13/12/2024. 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.