



Southway Close, Yeovil, Somerset, BA21 3EU

Guide Price £290,000

Freehold

A well proportioned two bedroom detached bungalow set in a tucked away position, yet very convenient for local amenities. The bungalow benefits from gas central heating, UPVC double glazing, enclosed rear garden, garage and off road parking. No Onward Chain.

 **LACEYS
YEOVIL LTD**



Southway Close, Yeovil, Somerset

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10 Southway Close, Yeovil, Somerset, BA21 3EU



- A Well Proportioned Two Bedroom Detached Bungalow
- Tucked Away Position, Convenient Location
- Enclosed Rear Garden
- Garage
- Off Road Parking
- UPVC Double Glazing
- Gas Central Heating
- Four Piece Bathroom Suite
- No Onward Chain

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

UPVC double glazed front door to, Entrance Porch - Glazed door to.

Entrance Hall

Two radiators. Built in airing cupboard which houses the Worcester combi boiler. Built in double fronted storage cupboard. Doors to lounge, kitchen, both bedrooms & bathroom.

Lounge 6.57 m x 3.65 m (21'7" x 12'0")

Wall mounted gas fire. Two radiators. Phone point. TV point. Coved ceiling. Two UPVC double glazed windows, both front aspects.

Kitchen 3.35 m x 2.74 m (11'0" x 9'0")

Comprising inset single drainer, 1 1/2 bowl sink unit with mixer tap, tiled surround and rolltop worksurface with cupboards & drawers below. Recess for cooker. Recess for washing machine, plumbing in place. Space for upright fridge/freezer. Wall mounted cupboards. Coved ceiling. Vinyl flooring. Radiator. UPVC double glazed window, rear aspect. UPVC double glazed door to the rear garden.

Bedroom One 3.73 m x 3.02 m (12'3" x 9'11")

Fitted bedroom furniture. Radiator. TV point. Coved ceiling. UPVC double glazed window, rear aspect.

Bedroom Two 3.99 m x 2.69 m (13'1" x 8'10")

Built in double fronted wardrobe. Radiator. Coved ceiling. UPVC double glazed window, rear aspect.

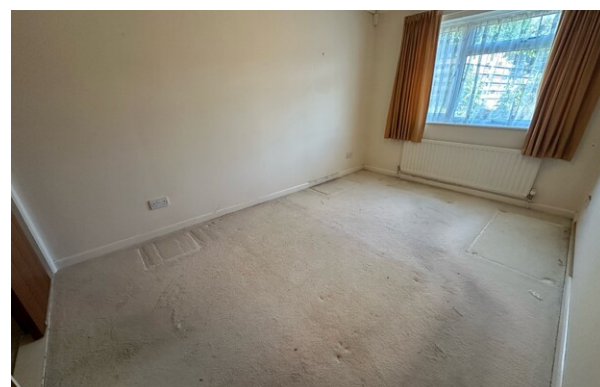
Bathroom 2.87 m x 2.01 m (9'5" x 6'7")

Four piece suite comprising corner shower cubicle with wall mounted shower, tiled surround. Bath with mixer tap shower attachment, tiled surround. Pedestal wash basin. Low flush WC. Heated towel rail. Wall mounted electric heater. Coved ceiling. Frosted UPVC double glazed window, side aspect.

Outside

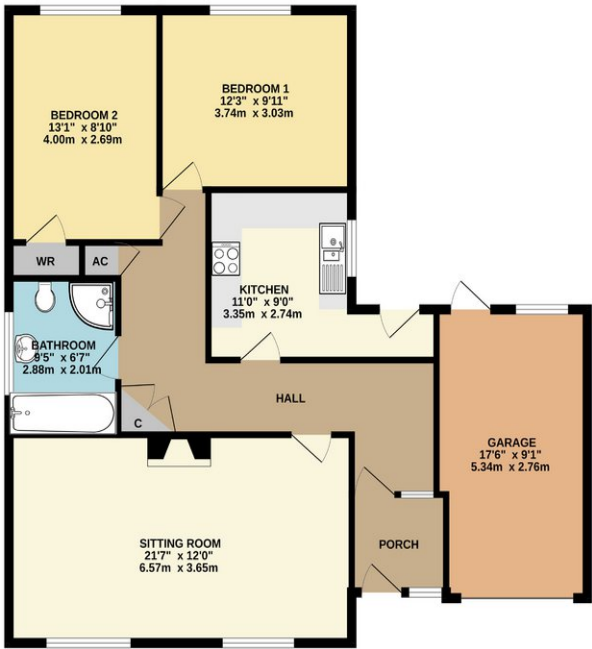
To the rear there is an enclosed garden, which comprises an undercover decked area, outside tap, outside light. Paved patio area. Gravelled garden area well stocked with plants, shrubs & trees. The garden is bounded by timber fencing, timber gates provide access to both sides. There is also a glazed door providing rear access to the garage.

The front garden is gravelled with various plants & shrubs in situ. Tarmac drive provides off road parking and access to the **Garage - 5.34m (17'6") x 2.76m (9'1")**. The front garden is bounded by walling & fencing.

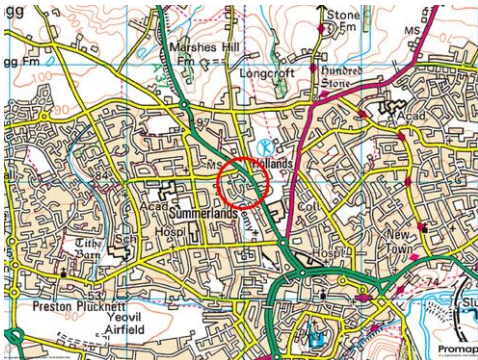
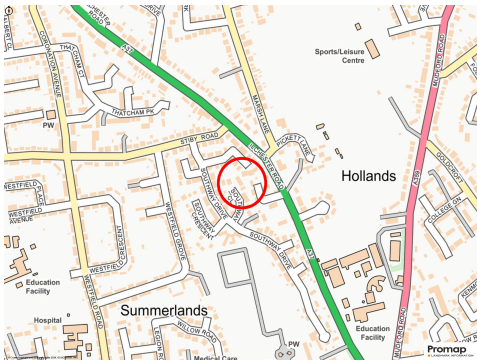
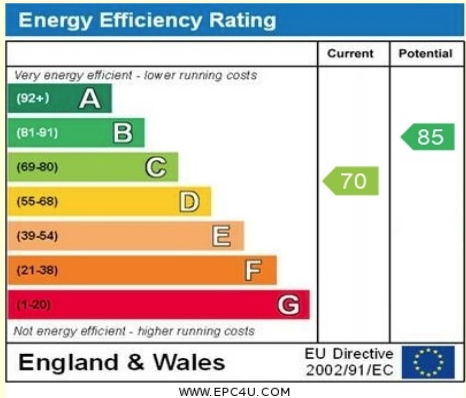


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GROUND FLOOR
1036 sq.ft. (96.2 sq.m.) approx.



TOTAL FLOOR AREA: 1036 sq.ft. (96.2 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The content, 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* - Guide Price £290,000
- *Tenure* - Freehold

Part B

- *Property Type* - 2 Bedroom Detached Bungalow
- *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* - Mains
- *Heating* - Gas Central Heating, Worcester combi boiler located in the airing cupboard in the entrance hall, which also 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* - Garage & Parking on Driveway.

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; Only to be used as a private dwellinghouse, private garage and premises. No trade or business. *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 the2024. 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.