



Elmhurst Avenue, Yeovil, BA21 4PP

Guide Price £260,000

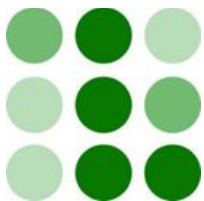
Freehold

This mature extended semi-detached home is offered to the market with no forward chain and has accommodation including a porch, entrance hallway, sitting/dining room, kitchen breakfast floor, ground floor shower room and conservatory. On the first floor the landing provides access to two double bedrooms, a single room and the family bathroom. At the front of the property the driveway parking provides access to the through garage (doors on either end) with an area of lawn to the side whilst to the rear there is versatile garden offering plenty of variety and interest.



Elmhurst Avenue, Yeovil

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35 Elmhurst Avenue, Yeovil, BA21 4PP



- Mature Semi-Detached Family Home
- Extended Accommodation
- Ground Floor Shower Room & First Floor Bathroom
- Three Bedrooms
- Good size Kitchen
- Living/Dining Room
- Front & Rear Gardens
- No Forward Chain
- Gas Central Heating & 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:

Porch

Windows face the front and side and double doors open inwards. A double glazed door opens to the hallway.

Hallway

Partially glazed doors open to the sitting/dining room and kitchen/breakfast room. Stairs provide access to the first floor landing with a useful storage cupboard beneath. There is a decorative light fitting and a radiator.

Sitting/Dining Room 6.55 m x 3.47 m (21'6" x 11'5")

A spacious room with large double glazed window overlooking the front of the property and a feature fireplace with inset gas fire and interesting niches and display spaces. There is a radiator and two sets of decorative ceiling light fittings. An archway opens to the kitchen/breakfast room.

Kitchen/Breakfast Room 5.10 m x 4.88 m (16'9" x 16'0")

The L-shaped kitchen/breakfast room certainly feels like the hub of the home and offers an extensive selection of wall and base units with drawers and work surfaces above. Built in appliances include an electric oven, hob with extractor hood above, fridge, freezer, dishwasher, microwave and a deep cupboard housing a washing machine which will remain. The sink with mixer tap is conveniently situated under the side face double glazed window and sliding patio doors open to the conservatory. A further door opens to the shower room.

Conservatory 2.41 m x 2.30 m (7'11" x 7'7")

Double glazed windows overlook the rear garden and a door provides access. There is power.

Downstairs Shower Room

Fully tiled and fitted with a small pedestal wash basin, low level WC and a shower cubicle. An obscured double glazed window faces the rear and there is a ceiling lamp. A wall mounted electric heater.

First Floor Landing

A double glazed window overlooks the side of the property and there is a decorative light fitting. Doors open to all three bedrooms and the family bathroom and there is access to the loft.

Bedroom One 3.62 m x 2.82 m (11'11" x 9'3")

A nice size double room with a radiator and a ceiling light with fan. A double glazed window overlooks the front of the property and there is an airing cupboard housing the hot water cylinder.

Bedroom Two 3.46 m x 2.94 m (11'4" x 9'8")

The second bedroom is also a double room and enjoys a pleasant outlook to the rear over the local park through the double glazed window. There is a radiator and a ceiling light with fan.

Bedroom Three 1.73 m x 1.71 m (5'8" x 5'7")

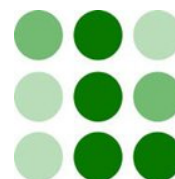
A single room with a double glazed window overlooking the front garden, a radiator and a ceiling light point.

Bathroom

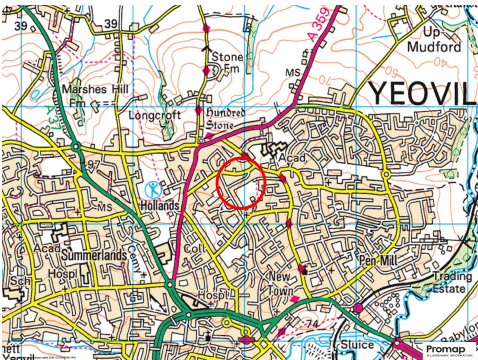
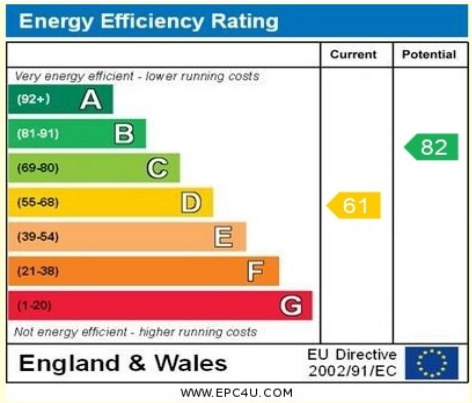
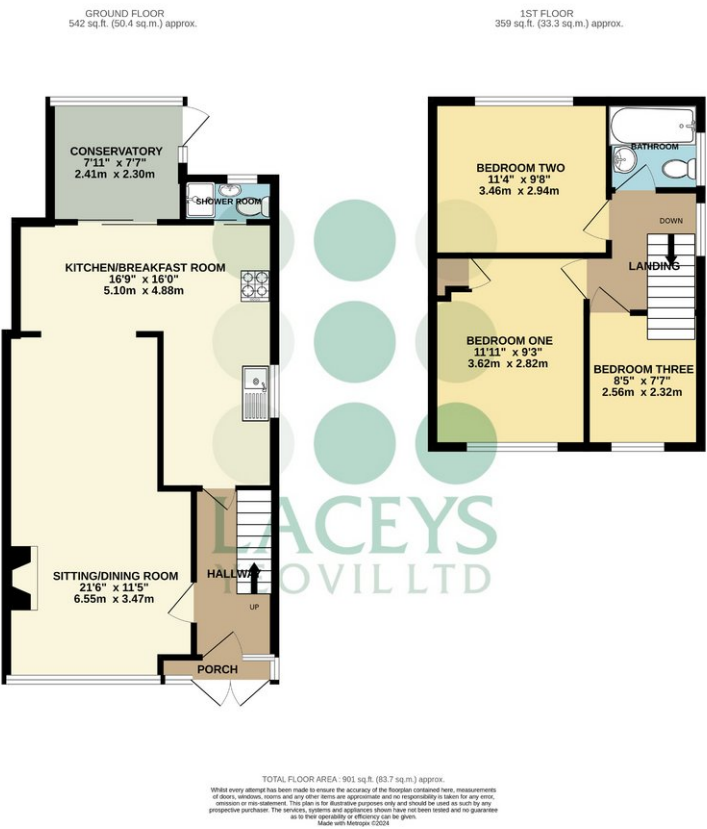
Fully tiled and a fitted with a low level WC, a pedestal wash basin and a panel enclosed bath. There is an obscured side facing double glazed window and a ceiling light along with a heated towel rail.

Outside

The property sits neatly back from the road behind metal gates which lead to the driveway parking beyond which there is access to the through garage (doors both ends). There is an area of lawn to the side whilst to the rear there is a mixture of artificial grass, an area of lawn, patio and raised beds for growing vegetables. There is a shed and hardstanding for further parking if required which is access through the garage.



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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

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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 £260,000
- 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
- Sewerage - Mains
- Heating - Mains Gas Central Heating
- 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 & Driveway with further parking behind garage (through garage)

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 erect any additional building on the property or make any alteration in or addition on the roof wall timbers or elevation of the dwellinghouse to be erected thereon or the yard or garden walls or fence thereof without the previous licence in writing of the vendor or its successors in title. Property not to be used for any manufacture trade or business of any description or for any purpose other than as a private dwellinghouse. No act of thing shall be done or may be grown to the annoyance nuisance damage or disturbance of the vendor or the owner of occupier of any part of the estate. The garden should be used as nothing other than a private garden.
- 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

EPC & Other Disclosures

Probate is currently awaited and we are dealing with professional executors who's knowledge of the property is limited.
EPC = D

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 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.