



Nathan Close, Yeovil, Somerset, BA20 2TG

Guide Price £375,000

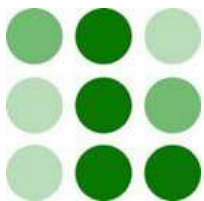
Freehold

A well proportioned three bedroom detached bungalow set in a tucked away end of cul-de-sac position with no passing traffic in this popular residential location. The bungalow benefits from gas central heating (brand new boiler), UPVC double glazing, en-suite to the main bedroom, conservatory, enclosed rear garden, detached garage and off road parking. Also the added benefit of No Onward Chain.



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17 Nathan Close, Yeovil, Somerset, BA20 2TG



- A Three Bedroom Detached Bungalow
- Tucked Away Position, Sought After Location
- Enclosed Rear Garden
- Detached Garage
- Off Road Parking
- En-Suite To The Main Bedroom
- Conservatory
- Gas Central Heating (Brand New Boiler)
- UPVC Double Glazing
- 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 sliding door to the Entrance Porch.

Frosted UPVC double glazed door to the Reception Hall.

Reception Hall

Built in cupboard. Phone point. Radiator. Hatch to loft space. Coved ceiling. Doors to lounge, kitchen, all three bedrooms & the bathroom.

Lounge 4.44 m x 4.17 m (14'7" x 13'8")

Built in gas fire with marble effect hearth & surround, surround & mantle above. TV point. Radiator. Coved ceiling. UPVC double glazed sliding patio doors to the rear garden.

Kitchen 3.25 m x 2.67 m (10'8" x 8'9")

Comprising inset stainless steel single drainer, single sink unit with mixer tap, tiled surround and rolltop worksurface with cupboards & drawers below. Built in oven & hob with extractor over. Recesses for washing machine & dishwasher, plumbing in place for both. Recess for upright fridge/freezer. Wall mounted cupboards. Wall mounted Vaillant boiler. Coved ceiling. Radiator. Vinyl flooring. UPVC double glazed window (internal), rear aspect. UPVC double glazed door to the conservatory.

Conservatory 3.10 m x 2.03 m (10'2" x 6'8")

Vinyl flooring. UPVC double glazed, double opening doors to the rear garden.

Bedroom One 4.29 m x 2.95 m (14'1" x 9'8")

Built in quadruple wardrobe. Radiator. Coved ceiling. UPVC double glazed window, front aspect. Recessed windowsill. Door to the En-Suite.

En-Suite Shower Room ()

Comprising double width shower cubicle with a wall mounted shower, tiled surround. Coupled wash basin & low flush WC. Radiator. Extractor fan. Frosted UPVC double glazed window, side aspect.

Bedroom Two 4.44 m x 3.23 m (14'7" x 10'7")

Radiator. Coved ceiling. UPVC double glazed window, rear aspect.

Bedroom Three 3.45 m x 2.67 m (11'4" x 8'9")

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

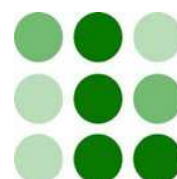
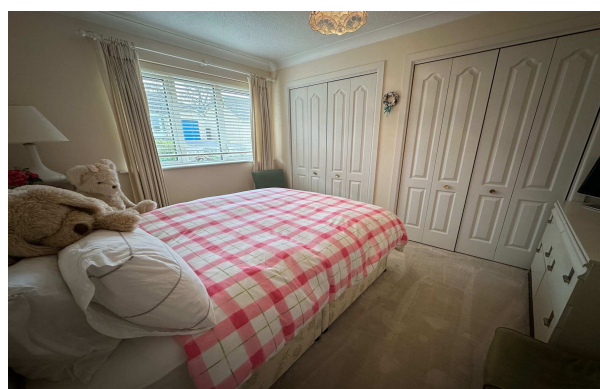
Bathroom

Suite comprising bath with tiled surround. Vanity sink unit. Low flush WC. Wall mounted light/shaver point. Radiator. Coved ceiling. Frosted UPVC double glazed window, front aspect.

Outside

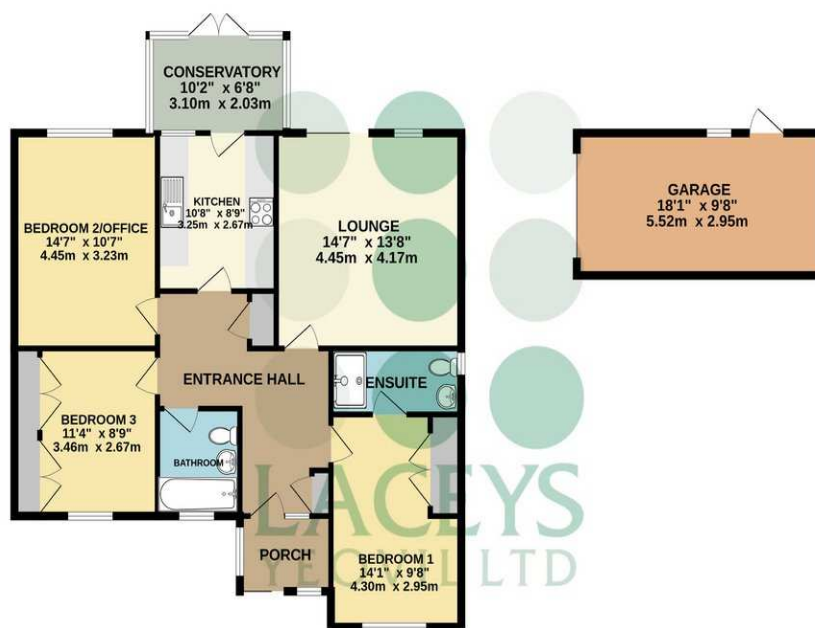
To the front of the bungalow the lower section of gardens are laid with chippings, with two raised bedded areas in situ. Tarmac drive provides off road parking and leads to the Detached Garage - 5.52m (18'1") x 2.95m (9'8") - UPVC double glazed door provides side access to the garage. From the drive paved steps & path lead down to the front door. Outside light. Outside tap. The paved path also continues to the side of the bungalow where an Iron gate provides access to the rear garden.

The rear garden comprises of paved patio areas that extend the width of the bungalow. Outside light. Outside tap. Steps down to a lawn section, also a decked seating area, further steps down to another section of garden. Greenhouse. The garden enjoys a good range of trees, plants & shrubs in situ. The garden is bounded by fencing.



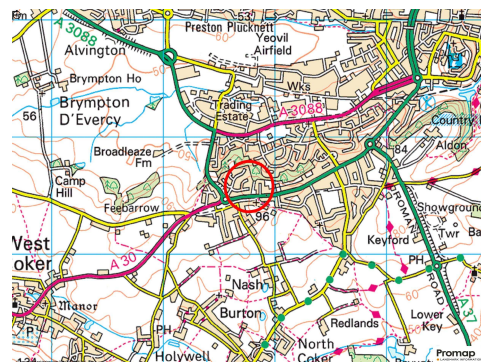
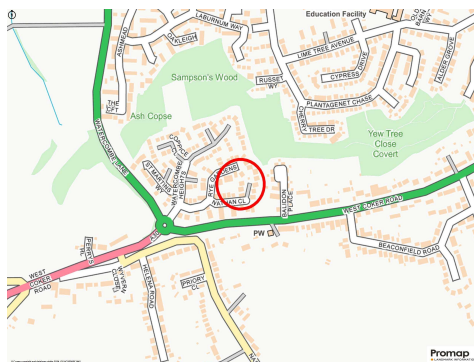
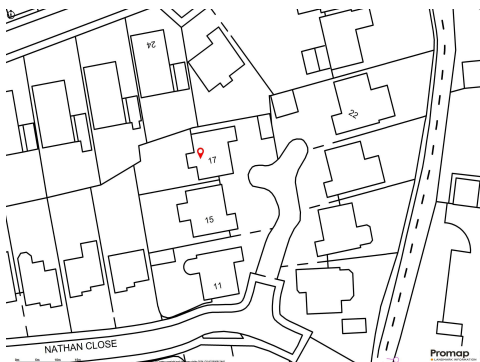
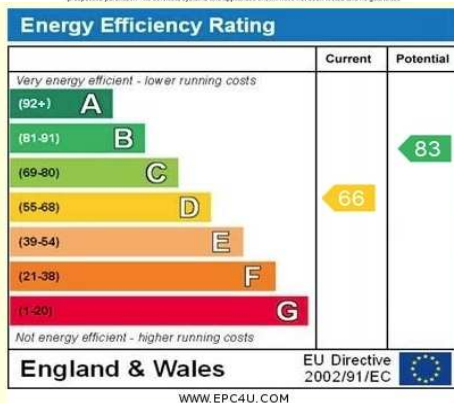
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GROUND FLOOR
1282 sq.ft. (119.1 sq.m.) approx.



TOTAL FLOOR AREA: 1282 sq.ft. (119.1 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



Please Note

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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* - E
- *Asking Price* - Guide Price £375,000
- *Tenure* - Freehold

Part B

- *Property Type* - 3 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, on a meter.
- *Sewerage* - Mains
- *Heating* - Gas Central Heating, Vaillant boiler located in the kitchen, which also 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* - Detached garage & drive parking.

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; Property only to be used as a private dwelling only. No trade or business. Not to park on the front garden or driveway any caravan or vehicle for use as a caravan or any accommodation or any commercial vehicle or boat. Not at any time to keep or permit to be kept any animals or vermin on the property or any part thereof other than normal domestic animals and in particular not to keep any pigs, poultry, sheep or cattle thereon. *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 & Surface Water (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) - D

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 21.12.2024. 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.