



Thatcham Park, Yeovil, Somerset, BA21 3BR

Guide Price £257,500

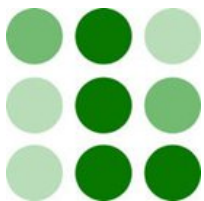
Freehold

This mature detached bungalow is situated in a popular residential location not far from local shops and schools. The accommodation includes a porch, a long hallway, fitted kitchen, sitting/dining room, two good size double bedrooms, bathroom with both shower and a bath, conservatory/utility along with access to a good size garage. There are attractive gardens to both the front and rear with driveway parking leading to the single garage and a dropped kerb to the side of the rear garden. Offered for sale with no forward chain.



Thatcham Park, Yeovil, Somerset, BA21 3BR

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16 Thatcham Park, Yeovil, Somerset, BA21 3BR



- Detached Bungalow
- Popular Residential Location
- Two Double Bedrooms
- Bathroom With Both Bath & Shower
- Good Size Garage
- Mature Front & Rear Gardens
- Driveway Parking and Dropped Kerb to the Rear Garden
- Larger Than Average Garage
- No Forward 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 425115**.

The **ACCOMMODATION** comprises:

Entrance Porch

A useful space to kick off shoes. A door opens to the hallway. There is shelving to one side and enclosed lamp.

Entrance Hallway

The long hallway has three ceiling light points, two radiators and doors which open to all the principle rooms. Access is available to the loft.

Kitchen 3.05 m x 3.00 m (10'0" x 9'10")

Fitted with a good selection of wall, base and pan drawers with roll edge work surfaces above. There is a built in electric oven, gas hob with extractor hood above. The sink with mixer tap is conveniently situated under the front facing double glazed window and space is available for a fridge/freezer along with a washing machine. There is spot lighting and a radiator.

Sitting/Dining Room 6.20 m x 4.29 m (20'4" x 14'1")

A twin aspect room with a large double glazed window overlooking the front of the property and sliding patio doors opening to the decked area of the rear garden. There is an electric fire with surround and hearth providing a nice focal feature to the room, two decorative light fittings and two radiators.

Bedroom One 4.50 m x 2.78 m (14'9" x 9'1")

A good size double bedroom with a double glazed window overlooking the side of the property onto the rear garden, a radiator and a ceiling light point.

Bedroom Two 3.66 m x 3.61 m (12'0" x 11'10")

The second bedroom is also a generous size and offers an extensive range of fitted furniture including wardrobes and drawers. A large double glazed window overlooks the rear garden. There is a radiator and a decorative light fitting.

Bathroom

Offering both a separate bath and shower there is also a wash basin with vanity unit beneath and a low level WC. Obscured windows face the side and rear. There is a ceiling light point, shaver point/light and a radiator.

Conservatory/Sun Room 4.32 m x 3.20 m (14'2" x 10'6")

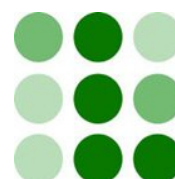
A practical space ideally situated next to the garden offering further storage cupboards with work surface above including a sink. There is a storage cupboard, a door to the garage and sliding doors to the garden.

Garage 6.17 m x 3.23 m (20'3" x 10'7")

With up and over door to the front, power and light. The gas fired boiler can be found in here.

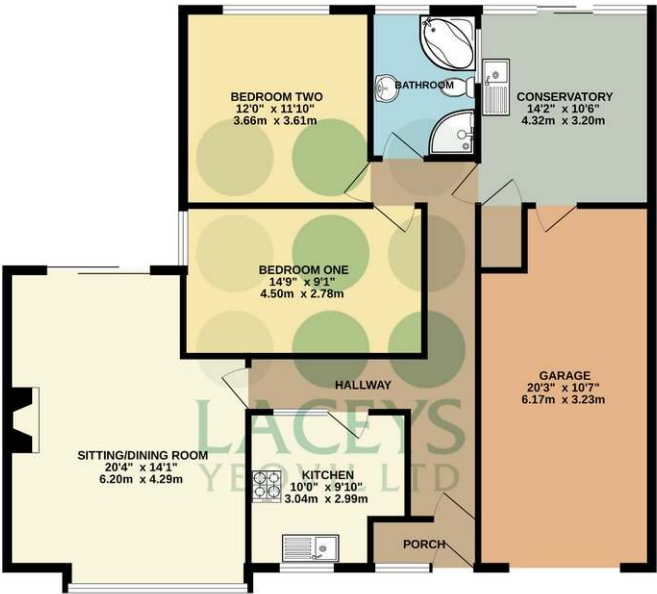
Outside

The property sits nicely back from the road with a fully enclosed front garden which is mainly laid to lawn with driveway parking alongside leading to the garage. The kerb is dropped to the side leading to the rear garden. The rear garden offers plenty of variety an interest being mainly laid to lawn with a variety of mature shrubs and plants. There is a patio, an area of decking and a greenhouse.

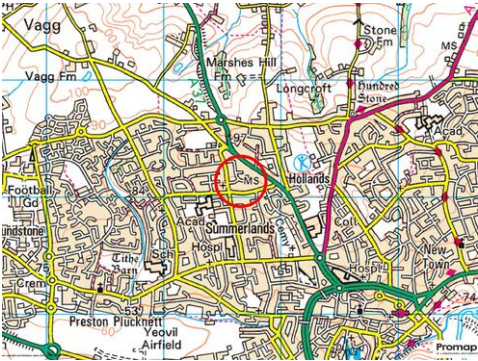
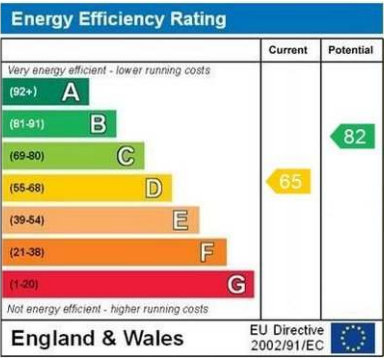


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GROUND FLOOR
1167 sq.ft. (108.5 sq.m.) approx.



TOTAL FLOOR AREA: 1167 sq.ft. (108.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any errors. The plan is for information only and should not be relied upon for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given for their operation 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 - B
- Asking Price - Guide Price £257,500
- Tenure - Freehold

PART B

Property Type - 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 - Mains Gas- Boiler in garage.
- 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 - Driveway & 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 use or permit to be used any building to be erected on the said land or any part thereof for any purpose other than that as a private dwellinghouse or an out building occupied therewith. Not to do or permit any act or thing to be done on or upon the property hereby agreed to be sold which may be or grow to be a nuisance or annoyance or cause damage or disturbance to the vendor or the owner or occupiers of any building on any part of the estate. Other covenants apply please see 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 Flooding- Very low risk means that this area has a chance of flooding of less than 0.1% each year. Medium Risk Of Surface Water Flooding- Medium risk means that this area has a chance of flooding of between 1% and 3.3% each year.
- 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

EPC Rating- 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 15/12/2024. 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.