

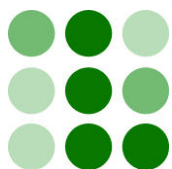


Southway Close, Yeovil, BA21 3EU

Guide Price £299,500
FREEHOLD

A well proportioned & well presented two bedroom detached bungalow set in this quiet tucked away close, set within easy reach of local amenities. The bungalow benefits from UPVC double glazing, gas central heating, conservatory, additional WC, enclosed rear garden, garage and off road parking. No Onward Chain.

 **LACEYS**
YEOVIL LTD



6 Southway Close, Yeovil, BA21 3EU



- A Well Proportioned Two Bedroom Detached Bungalow
- Tucked Away Position
- Enclosed Rear Garden
- Garden Room/Utility
- Garage & Off Road Parking
- Gas Central Heating
- UPVC Double Glazing
- No Onward Chain

www.rightmove.co.uk
www.primelocation.com
www.zoopla.co.uk

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**.

ACCOMMODATION

The **ACCOMMODATION** comprises:

Frosted UPVC double glazed front door to.

Entrance Porch

Paved floor. Glazed door to.

Entrance Hall

Radiator. Tiled floor. Phone point. Coved ceiling. Built in airing cupboard which houses the hot water tank. Hatch to loft space. Doors to lounge, kitchen, both bedrooms and the bathroom.

Lounge 6.59m (21'7") x 3.69m (12'1")

Built in gas fire (back boiler in situ), paved hearth. Radiator. TV point. Phone point. Parquet flooring. Coved ceiling. Two UPVC double glazed windows, both front aspects.

Kitchen 3.27m (10'9") x 2.78m (9'1")

Comprising inset single drainer, 1 ½ bowl sink unit with mixer tap, tiled surround and rolltop worksurface with cupboards & drawers below. Built in oven, 5 ring hob with extractor above. Recess for dishwasher, plumbing in place. Wall mounted cupboards. Radiator. Vinyl flooring. Coved ceiling. Internal window, rear aspect. Glazed door to garden room/utility.

Garden Room/Utility 3.34m (10'11") x 2.98m (9'9")

Built in worksurface, cupboard below. Recess for washing machine, plumbing in place. Space for fridge/freezer. Wall mounted gas fire. Vinyl flooring. UPVC double glazed door to the rear garden. Internal door to the garage.

Bedroom One 3.73m (12'3") x 3.19m (10'6")

Radiator. TV point. Coved ceiling. Ceiling fan. Laminate flooring. UPVC double glazed window, rear aspect.

Bedroom Two 4.15m (13'7") x 2.71m (8'11")

Radiator. TV point. Coved ceiling. Ceiling fan. Laminate flooring. UPVC double glazed window, rear aspect. Door to cloakroom.

Cloakroom

Low flush WC. Vanity sink unit. Extractor fan.

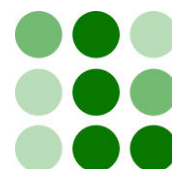
Bathroom 2.79m (9'2") x 2.02m (6'8")

Four piece suite comprising a corner bath with tiled surround. Corner shower cubicle with wall mounted shower, panelled surround. Coupled low flush WC & sink unit. Shaver point. Radiator/heated towel rail. Extractor fan. Tiled floor. Coved ceiling. Two frosted UPVC double glazed windows, both side aspects.

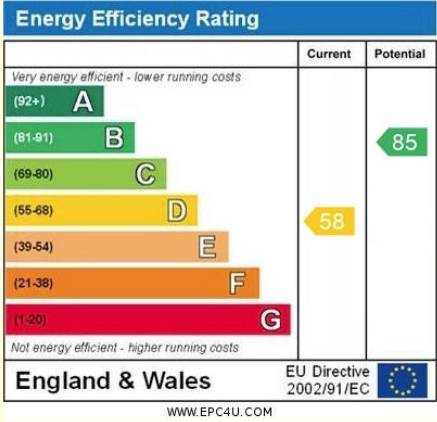
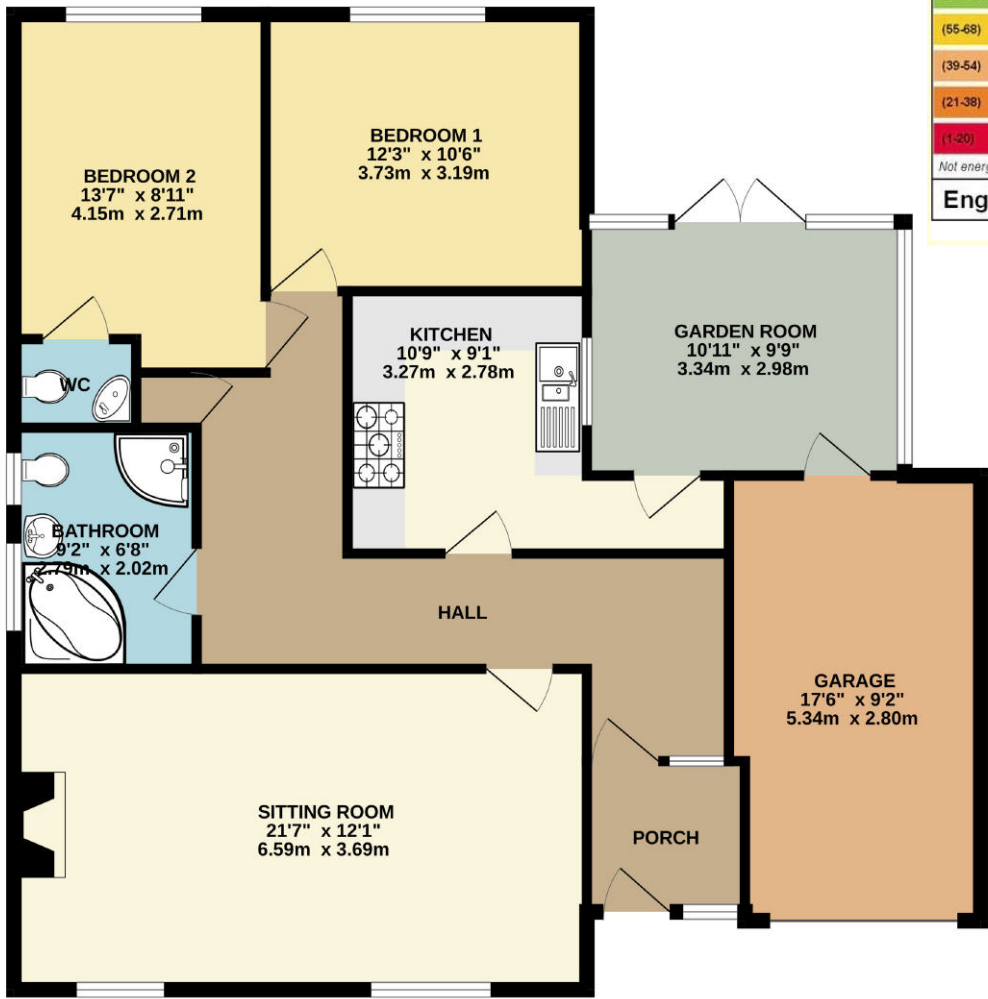
Outside

The rear garden comprises paved patio areas, gravelled sections, selection of shrubs and trees in situ including fruit trees. Timber garden shed. Outside tap. Outside light. The garden is bounded by fencing, timber gate provides side access.

To the front there is a paved area, gravelled section. Bounded by walling & hedging. Tarmac drive provides off road parking and access to the **Garage - 5.34m (17'6") x 2.80m (9'2")** - Electric door, power & lighting in situ.

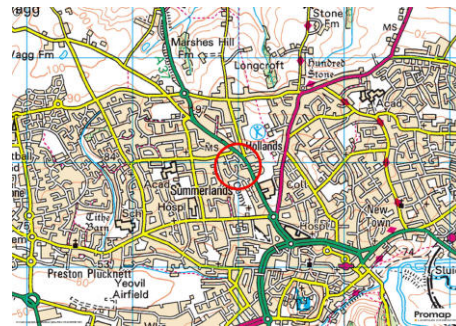
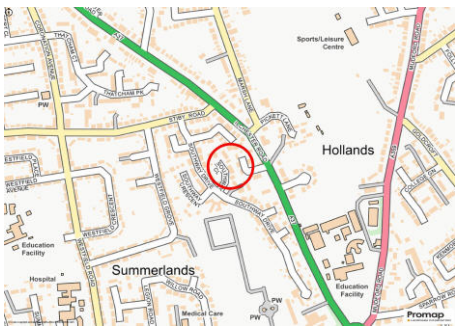
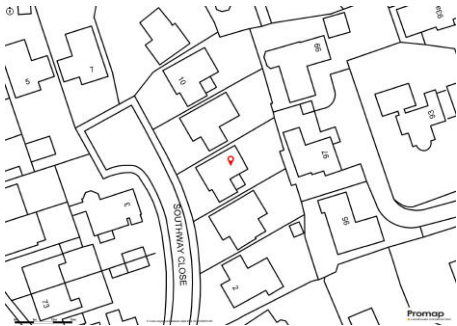


GROUND FLOOR
1151 sq.ft. (106.9 sq.m.) approx.



TOTAL FLOOR AREA : 1151 sq.ft. (106.9 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* - Guide Price £299,500
- *Tenure* - Freehold

Part B

- *Property Type* - 2 Bed 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, back boiler to the fire in the lounge, hot water tank in the airing cupboard in the entrance hall that heats the water.
- *Broadband* - Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>. Vendor has informed us current connection is ADSL.
- *Mobile Signal/Coverage* - Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>.
- *Parking* - Garage & Off road parking on drive.

Part C

- *Building Safety* - 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; The dwellinghouse & private garage to be used only as a private dwellinghouse & garage. No trade or business or profession whatsoever, other than that of doctor, dentist, solicitor or accountant shall be carried out. *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) - D.

Other Disclosures

We understand there are solar panels fitted to the property which are owned. 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 27.12.2024. However, such information could change after compilation of the data, so Lacey's cannot be held liable for any changes post compilation or any accidental errors or omissions. Furthermore, Lacey's 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.