



Rowan Way, Yeovil, Somerset, BA20 2NR

Guide Price £350,000

Freehold

**A four bedroom, two reception room detached family home set in this sought after residential location set within easy reach of local amenities. The home benefits from a conservatory, gas central heating, UPVC double glazing, cloakroom, enclosed rear garden, garage and off road parking.**

 **LACEYS  
YEOVIL LTD**



Rowan Way, Yeovil, Somerset

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77 Rowan Way, Yeovil, Somerset, BA20 2NR



- A Four Bedroom Detached Family Home
- Two Reception Rooms
- Sought After Residential Location
- Conservatory
- Gas Central Heating
- UPVC Double Glazing
- Cloakroom
- Enclosed Rear Garden
- Garage
- Off Road Parking

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**

Frosted composite double glazed front door to.

#### **Entrance Hall**

Radiator. Telephone point. Built in understairs cupboard. Coved ceiling. Stairs up to the landing. Doors to cloakroom, lounge, dining room and kitchen.

#### **Cloakroom**

Comprising low flush W.C. Pedestal wash basin with tiled splashback. Tiled floor. Frosted UPVC double glazed window, rear aspect.

#### **Lounge 6.32 m x 3.48 m (20'9" x 11'5")**

TV point. Two radiators. Coved & textured ceiling. UPVC double glazed window, front aspect. Double opening UPVC double glazed doors to the conservatory.

#### **Conservatory 3.68 m x 3.40 m (12'1" x 11'2")**

Wooden flooring. UPVC double glazed windows. Velux window. Double opening UPVC double glazed doors to the rear garden.

#### **Dining Room 3.07 m x 2.41 m (10'1" x 7'11")**

Radiator. Coved & textured ceiling. Serving hatch to the kitchen. UPVC double glazed window, front aspect.

#### **Kitchen 3.48 m x 2.54 m (11'5" x 8'4")**

Comprising inset single drainer, single sink unit with mixer tap, tiled surround and rolltop worksurface with cupboards & drawers below. Built in oven & hob with extractor hood over. Integrated washing machine & dishwasher. Space for upright fridge/freezer. Wall mounted cupboards, one of which incorporates the boiler. Tiled floor. Spotlights. Serving hatch to dining room. UPVC double glazed window, rear aspect. Frosted UPVC double glazed door provides access to the rear garden.

#### **Landing**

Radiator. Built in airing cupboard. Hatch to loft space. Coved ceiling. UPVC double glazed window, front aspect. Doors to all bedrooms and the bathroom.

#### **Bedroom One 3.58 m x 3.15 m (11'9" x 10'4")**

Radiator. Coved & textured ceiling. UPVC double glazed window, front aspect.

#### **Bedroom Two 3.02 m x 2.79 m (9'11" x 9'2")**

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

#### **Bedroom Three 3.33 m x 2.45 m (10'11" x 8'0")**

Radiator. Coved & textured ceiling. Phone point. UPVC double glazed window, front aspect.

#### **Bedroom Four 2.57 m x 2.34 m (8'5" x 7'8")**

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

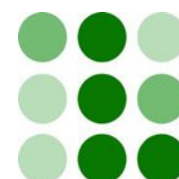
#### **Bathroom**

White suite comprising bath with wall mounted shower over, mixer tap, tiled surround. Vanity sink unit with adjoining low flush WC. Wall mounted cupboard. Shaver point. Vinyl flooring. Heated towel rail. Frosted UPVC double glazed window, rear aspect.

#### **Outside**

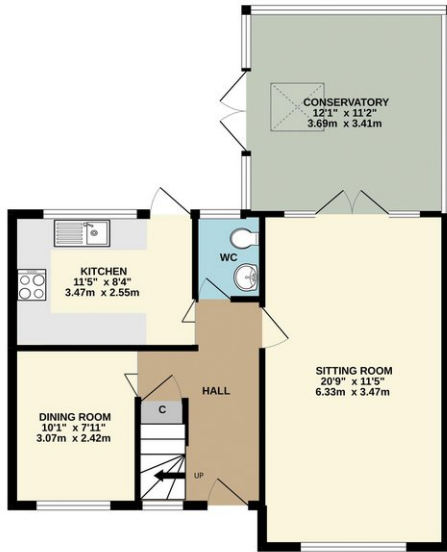
The rear garden can be reached from the conservatory, kitchen & separate side access. Paved patio area. Outside tap. Step down to the lawn area, mature flowerbeds bordering. To one corner of the garden there is a tucked away seating area. Timber garden shed. The garden is bounded by walling & fencing with a timber gate providing side access.

The front garden is lawned and bounded by hedging & fencing. Path leads through the lawn with steps down to the front door, entrance canopy over. A concrete drive provides off road parking for two/three vehicles and also leads to the garage – up & over door.

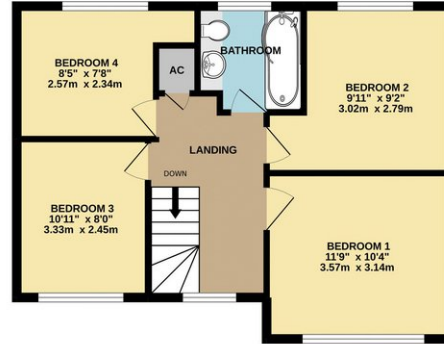


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GROUND FLOOR  
666 sq.ft. (61.9 sq.m.) approx.

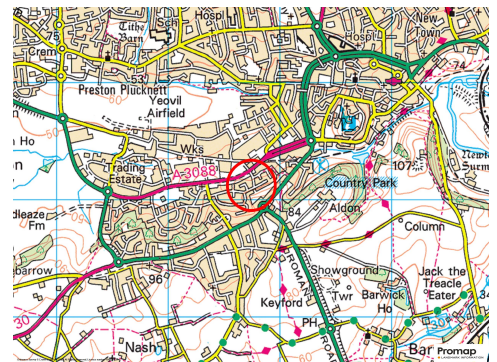
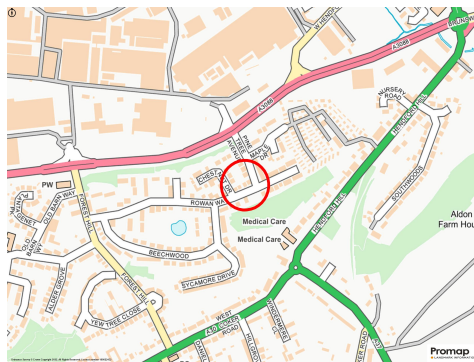
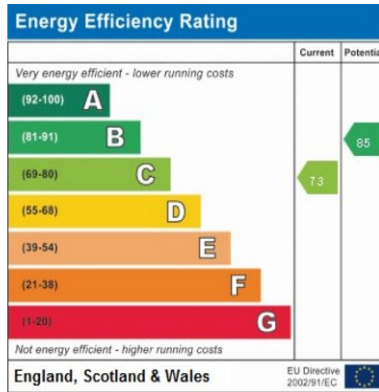


1ST FLOOR  
510 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA: 1176 sq.ft. (109.3 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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**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 - D*
- *Asking Price - Guide Price £350,000*
- *"For the latest Stamp Duty charges, please refer to <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>. Please note that the lower thresholds and rates change significantly for transactions completing on or after 1st April 2025."*
- *Tenure - Freehold*

### Part B

- *Property Type - 4 Bedroom 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 - 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 & off road 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 and to use the garage for the purpose of garaging a private motor car only. No hut, shed, caravan or house on wheels or other similar building or erection or boat shall be set up or brought on or allowed to remain on the property. \*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 the 6/01/2025. 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.