



Forest Hill, Yeovil, Somerset, BA20 2PH

Guide Price £235,000

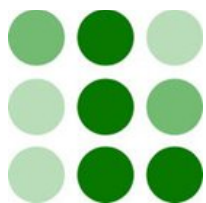
Freehold

A well presented two bedroom end of terrace bungalow set in this popular residential location, close to local amenities. The bungalow benefits from gas central heating, UPVC double glazing, garden room/utility, modern shower room, enclosed private rear/side gardens, additional external garden areas, garage and off road parking.



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36 Forest Hill, Yeovil, Somerset, BA20 2PH



- A Well Presented Two Bedroom End Terrace Bungalow
- Popular Residential Location, Close To Amenities
- Enclosed Private Rear/Side Garden Areas
- Gas Central Heating
- UPVC Double Glazing
- Modern Shower Room
- Garden Room/Utility
- Garage
- Off Road Parking
- Viewing Advised

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 front door to the entrance porch.

Entrance Porch

Radiator. Frosted glazed door to the lounge.

Lounge 5.28 m x 3.58 m (17'4" x 11'9")

Wall mounted gas fire. Two radiators. TV point. Serving hatch to the kitchen. Coved ceiling. UPVC double glazed window, front aspect. Door to the inner lobby.

Inner Hallway

Hatch to loft space (part boarded & lighting in place). Throughway to kitchen. Doors to both bedrooms & the shower room.

Kitchen 2.72 m x 2.69 m (8'11" x 8'10")

Comprising inset stainless steel single drainer, single sink unit with mixer tap, tiled surround & rolltop work surface with cupboards & drawers below. Built in oven & hob. Recess for upright fridge/freezer. Wall mounted cupboards. Tiled floor. Inset ceiling spotlights. UPVC double glazed window (internal), rear aspect. Frosted UPVC double glazed door to the Garden Room/Utility.

Garden Room/Utility 2.64 m x 2.08 m (8'8" x 6'10")

Built in rolltop worksurface with cupboards below. Recesses for washing machine, plumbing in place & tumble dryer. Tiled floor. Frosted UPVC double glazed door to the rear garden.

Bedroom One 3.68 m x 3.05 m (12'1" x 10'0")

Radiator. Recessed storage space. UPVC double glazed window, front aspect.

Bedroom Two 3.02 m x 2.06 m (9'11" x 6'9")

Radiator. Built in cupboard which houses the Biasi combi boiler. UPVC double glazed window, rear aspect.

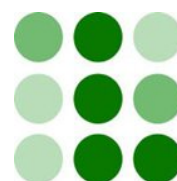
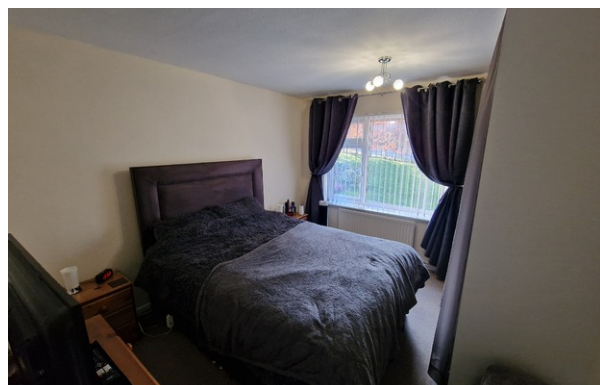
Shower Room 1.75 m x 1.65 m (5'9" x 5'5")

Well fitted suite comprising corner shower cubicle with wall mounted shower, over sized head, tiled surround. Vanity sink unit. Low flush WC. Heated towel rail. Extractor fan. Fully tiled walls. Tiled floor. Frosted PVC double glazed window, rear aspect.

Outside

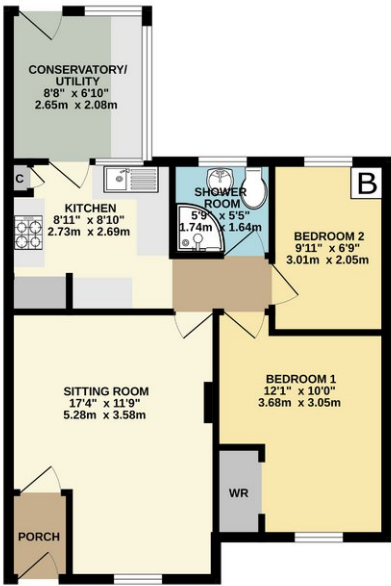
To the rear of the bungalow there is an enclosed lawn area which also extends to the side of the bungalow, paved patio area. Outside tap. Outside lights. This area enjoys good privacy. There are two timber gates from the garden area, one to the rear that leads to the walkway that provides access to the garage & parking space. The other provides access back to the front of the bungalow.

To the front there is a lawn section, steps lead up to an additional outer garden section which is laid to lawn with a hedge bounding this area. Concrete path with three steps down (hand rail in place) leads to the front door.

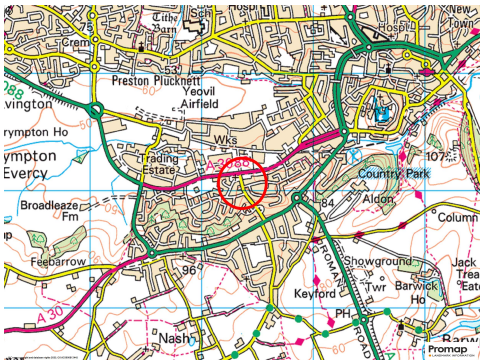
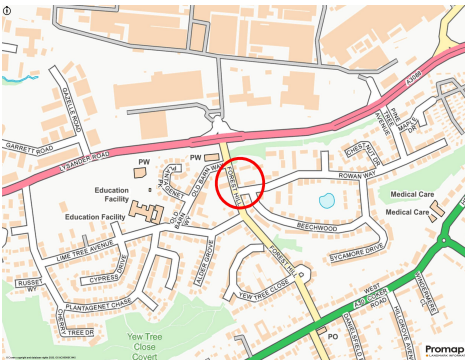
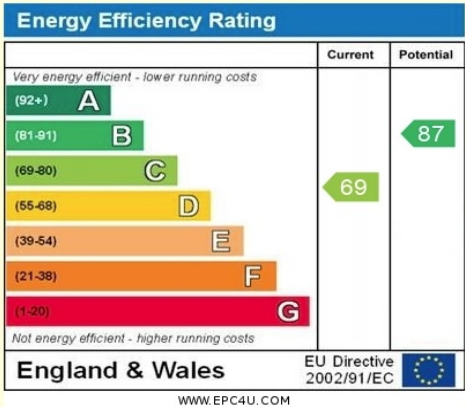


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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of walls, windows, doors and any other items are approximate and the purchaser is advised to verify the measurements by their own means. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency capabilities. Made with Metamaps 12/02/25



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.

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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 £235,000
- *Tenure* - Freehold

Part B

- *Property Type* - 2 Bedroom End Terraced 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, Combi boiler located in Bedroom Two also heats the hot water.
- *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.

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 single private dwellinghouse. No trade or business. *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 (defined as the chance of flooding each year as less than 0.1%) and LOW RISK from Surface water (defined as the chance of flooding as between 0.1% and 1% 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

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 15/02/2024. 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.