



Cainsmead, North Street, South Petherton,
Somerset, TA13 5DA.

Guide Price £450,000

Freehold

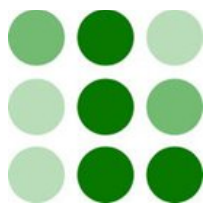
A three bedroom detached bungalow set on a sizeable plot within this popular village location. The bungalow benefits from UPVC double glazing, oil central heating, utility room, nice-sized gardens/plot, double garage and off road parking for multiple vehicles. Also the added benefit of No Onward Chain.

 **LACEYS**
YEOVIL LTD

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Cainsmead, North Street, South Petherton,
Somerset, TA13 5DA



- A Three Bedroom Detached Bungalow
- Set On A Sizeable Plot
- Sought After Village Location
- Double Garage
- Off Road Parking For Multiple Vehicles
- UPVC Double Glazing
- Oil Central Heating
- Utility Room
- 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 front door to, entrance porch, glazed door to.

Entrance Hall

Radiator. Phone point. Hatch to loft space. Coved ceiling. Doors to lounge, kitchen, all bedrooms & bathroom.

Lounge 4.93 m x 4.19 m (16'2" x 13'9")

Built in fireplace with burner in situ. Two radiators. TV point. Coved ceiling. Two UPVC double glazed windows, front & side aspects.

Kitchen/Breakfast Room 6.83 m x 3.89 m (22'5" x 12'9")

Comprising inset stainless steel single drainer, double sink unit with mixer tap, tiled surround and rolltop work surface with cupboards & drawers below. Aga in situ. Recess for washing machine, plumbing in place. Wall mounted cupboards. Space for fridge/freezer. Radiator. Vinyl flooring. Coved ceiling. Two UPVC double glazed windows, rear & side aspects. Glazed sliding door to the utility.

Utility Room 2.59 m x 1.75 m (8'6" x 5'9")

Built in cupboards. Vinyl flooring. UPVC double glazed window, rear aspect. Doors to cloakroom & side porch.

Cloakroom

Comprising low flush WC. Wall mounted wash basin. Vinyl flooring. Frosted UPVC double glazed window, rear aspect.

Side Porch

Built in double fronted cupboard. Vinyl flooring. UPVC double glazed window, side aspect. UPVC double glazed door to outside.

Bedroom One 4.95 m x 2.95 m (16'3" x 9'8")

Radiator. Two UPVC double glazed windows, front & side aspects.

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

Radiator. Picture rail. Coved ceiling. UPVC double glazed window, front aspect.

Bedroom Three 3.10 m x 2.74 m (10'2" x 9'0")

Radiator. Picture rail. Coved ceiling. UPVC double glazed window, rear aspect with outlook.

Bathroom

White suite comprising bath with mixer tap shower attachment, tiled surround. Pedestal wash basin. Low flush WC. Built in airing cupboard housing the hot water tank. Radiator. Vinyl flooring. Frosted UPVC double glazed window, rear aspect.

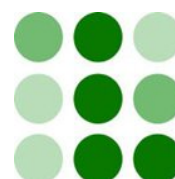
Outside

One of the features of the bungalow is the plot that it sits in, offering lovely sized garden area, along with a double garage and generous off road parking.

To the front of the bungalow there are lawn sections, with a path leading to the front door. Outside lights.

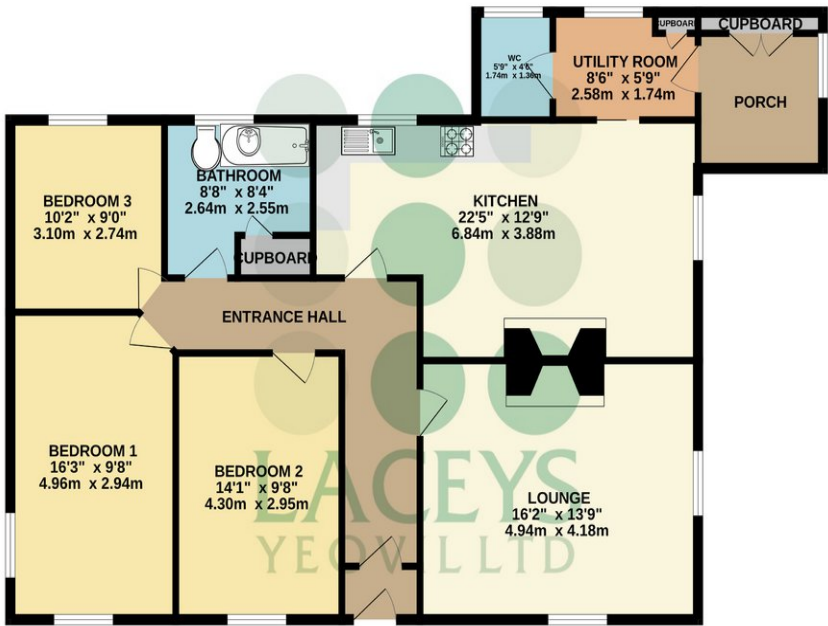
To the rear there are further lawn sections, along with mature trees, plants & shrubs in situ. Oil tank. External boiler, extended driveway providing off road parking and leading to the Double Garage - Up & over doors, power & lighting in situ.

To the side of the bungalow is the main plot that is a generous size, lawn section with a range of plants, shrubs & trees in situ. Garden pond. Greenhouse. Timber storage shed. The garden areas are bounded by a mixture of fencing, hedging & walling. To the other side of the bungalow is the drive, which provides off road parking for multiple vehicles.

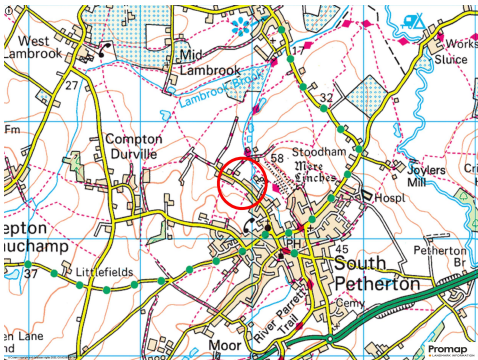
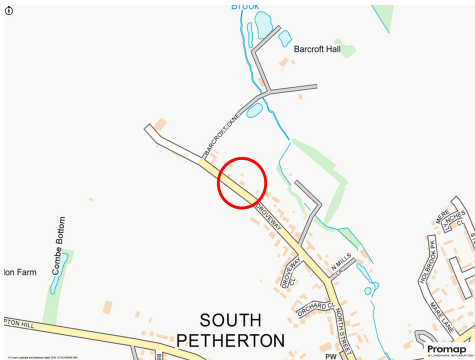
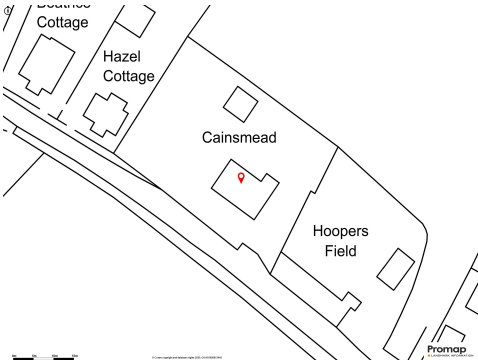
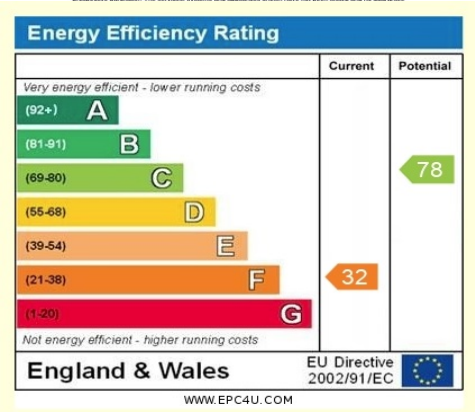


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GROUND FLOOR
1169 sq.ft. (108.6 sq.m.) approx.



TOTAL FLOOR AREA: 1169 sq.ft. (108.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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



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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 £450,000
- "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* - 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, not on a meter.
- *Sewerage* - Septic Tank on site, legal right of water drainage to field behind (Plan available if required). Professional Survey undertaken 23.01.2025 (Copy available on request).
- *Heating* - Oil Central Heating, external boiler & tank to the rear of the bungalow. Immersion tank to heat the hot water located in the airing cupboard in the bathroom. Woodburner in the lounge.
- *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* - Double Garage & multiple off road parking via driveway.

Part C

- *Building Safety* - On enquiry of Vendor, we're not aware of any Building Safety issues. However we would recommend purchasers engage the services of a Chartered Surveyor to confirm.
- *Restrictions* - Electricity Wayleave. We'd recommend you review the Title/deeds of the property with 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) - F.

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 17/01/2024. 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.