



Akeman Close, Yeovil, Somerset, BA21 3QS.

Guide Price £275,000

Freehold

A well proportioned & well presented four bedroom, three story town house set in a convenient location close to local amenities. The home benefits from gas central heating, double glazing, cloakroom, three bathrooms (one en-suite), enclosed rear garden, garage and off road parking.

 **LACEYS**
YEOVIL LTD



Akeman Close, Yeovil, Somerset, BA21 3QS

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21 Akeman Close, Yeovil, Somerset, BA21 3QS



- A Well Proportioned Four Bedroom, Three Story Town House
- Convenient Location, Close To Local Amenities
- Gas Central Heating
- Double Glazing
- En-Suite Bedroom
- Two Further Bathrooms
- 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

Glazed front door to.

Entrance Hall

Radiator. Coved ceiling. Understairs recess. Stairs up to the first floor landing. Doors to the cloakroom, kitchen & internal door to the garage.

Cloakroom

Comprising low flush WC. Pedestal wash basin. Radiator. Extractor fan. Vinyl flooring.

Kitchen/Breakfast Room 4.47 m x 3.78 m (14'8" x 12'5")

Comprising inset single drainer, 1 1/2 bowl sink unit with mixer tap, tiled surround and rolltop worksurfaces with cupboards & drawers below. Built in oven & hob, extractor above. Recesses for washing machine & dishwasher, plumbing in place for both. Space for upright fridge/freezer. Wall mounted cupboards. Wall mounted boiler. Radiator. Tiled floor. Extractor fan. double glazed window, rear aspect. Double glazed door to the rear garden.

First Floor Landing

Radiator. Stairs to the second floor landing. Doors to the lounge, bedrooms three & four & family bathroom.

Lounge 5.08 m x 4.47 m (16'8" x 14'8")

Built in gas fire with tiled hearth, decorative surround & mantle. Two radiators. TV point. Phone point. Coved ceiling. Two double glazed windows, both front aspects with an outlook.

Bedroom Three 3.48 m x 2.26 m (11'5" x 7'5")

Radiator. Double glazed window, rear aspect.

Bedroom Four 3.25 m x 2.11 m (10'8" x 6'11")

Radiator. Double glazed window, rear aspect.

Shower Room

Comprising shower cubicle with wall mounted shower, tiled surround. Vanity sink unit. Low flush WC. Radiator. Shaver point. Extractor fan. Vinyl flooring

Second Floor Landing

Radiator. Hatch to loft space. Built in airing cupboard which houses the hot water tank. Doors to bedrooms one & two & the bathroom.

Bedroom One 4.47 m x 3.51 m (14'8" x 11'6")

Radiator. Built in bedroom furniture. Two double glazed windows both front aspect with an outlook. Door to the en-suite.

En-Suite

Comprising shower cubicle with wall mounted shower, tiled surround. Vanity sink unit. Low flush WC. Radiator. Extractor fan. Shaver point. Vinyl flooring.

Bedroom Two 4.47 m x 3.17 m (14'8" x 10'5")

Radiator. Two double glazed windows, both rear aspect.

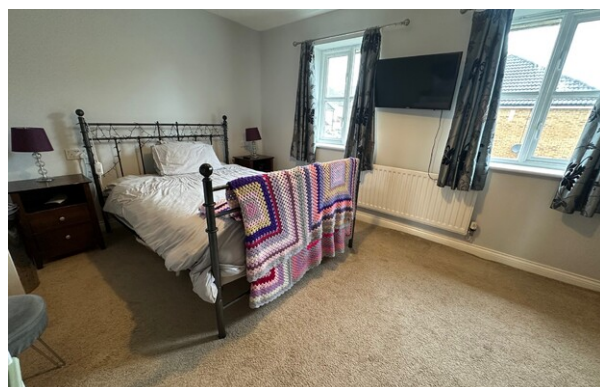
Family Bathroom

White suite comprising bath with mixer tap shower attachment, tiled surround. Vanity sink unit. Low flush WC. Radiator. Shaver point. Vinyl flooring.

Outside

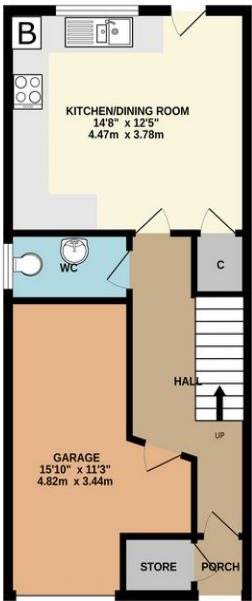
To the rear there is an enclosed garden which comprises a paved patio area. Outside tap, Lawn areas. Paved path & steps up to a further lawn area. The garden is bounded by timber fencing, with a timber gate providing side access from the front of the property.

To the front there is a lawn area with a tree in situ. Paved path leads to the front door Entrance canopy over, outside store. Tarmac drive provides off road parking for 1-2 cars & access to the **Garage - 4.82m (15'10") x 3.44m (11'3")** - Up & over door, power & lighting in situ.

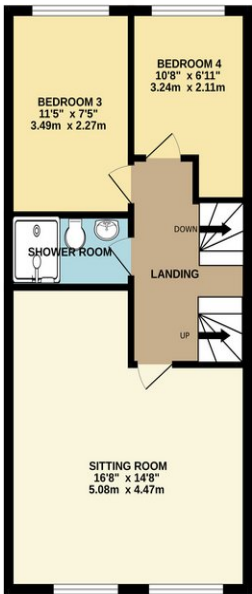


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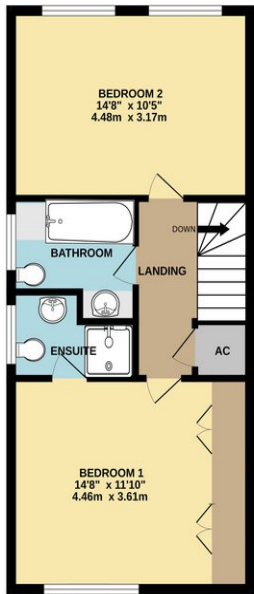
GROUND FLOOR



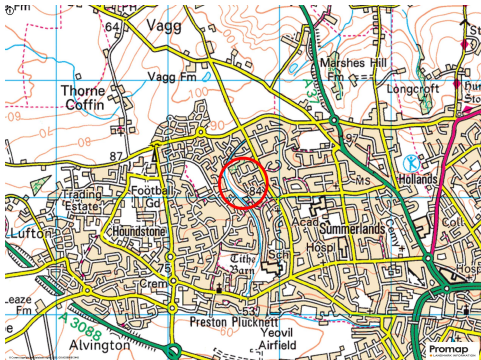
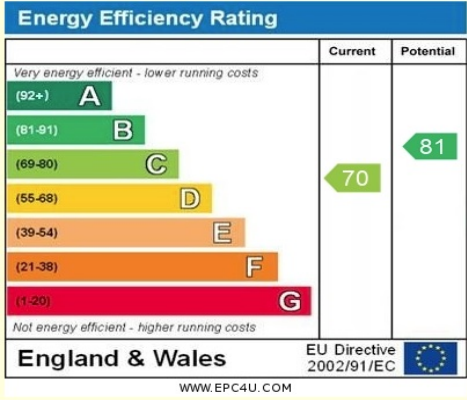
1ST FLOOR



2ND FLOOR



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 £275,000
- "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 End Terraced 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, on a meter.
- *Sewerage* - Mains
- *Heating* - Gas Central Heating, boiler located in the kitchen, hot water tank located in the airing cupboard on the second floor landing that heats the hot water.
- *Broadband* - Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-andinternet/adviceforconsumers/advice/ofcom-checker>.
- *Mobile Signal/Coverage* – Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>.
- *Parking* - ·Garage & Driveway 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; Not to use the property or permit to be used for the carrying on of any trade or business. Not to park any commercial vehicles on any part of the Estate (including the property). Not to carry out any repair or maintenance of motor vehicles on any part of the Estate (including the property) except in any garage 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 03/02/2025. 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.