



Raleigh Road, Wyndham Park, Yeovil, Somerset,
BA21 5FG.

Guide Price £365,000

Freehold

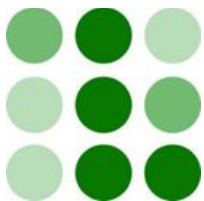
A well proportioned and well presented four bedroom, two reception room detached family home set on the popular Wyndham Park development. The home benefits from gas central heating, UPVC double glazing, cloakroom, utility room, en-suite to the main bedroom, enclosed rear garden, garage and off road parking for 2-3 vehicles.

 **LACEYS
YEOVIL LTD**



Raleigh Road, Wyndham Park, Yeovil, Somerset, BA21 5FG

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26 Raleigh Road, Wyndham Park, Yeovil, Somerset,
BA21 5FG



- A Well Proportioned & Well Presented Four Bedroom Detached Family Home
- Popular Wyndham Park Development
- Two Reception Rooms
- Gas Central Heating
- UPVC Double Glazing
- Cloakroom
- Utility Room
- En-Suite To Main Bedroom
- Enclosed Rear Garden
- Garage & Off Road Parking For 2-3 Vehicles

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**.

Accommodation Comprises

Frosted double glazed front door to.

Entrance Hall

Radiator. Phone point. Laminate flooring. Spotlights. Stairs up to the landing. Doors to cloakroom, study, lounge & kitchen/breakfast room. UPVC double glazed window, front aspect.

Cloakroom

Comprising low flush WC. Wall mounted wash basin. Extractor fan. Radiator.

Study 2.90 m x 2.03 m (9'6" x 6'8")

Radiator. Laminate flooring. UPVC double glazed window, front aspect.

Lounge 4.66 m x 3.67 m (15'3" x 12'0")

Radiator. TV point. Phone point. UPVC double glazed bay window, front aspect.

Kitchen/Breakfast Room

Kitchen Area - 4.61m (15'1" x 3.07m (10'1")),

Breakfast/Dining Area - 2.81m (9'3") x 2.64m (8'8") - Comprising inset stainless steel single drainer, 1 1/2 bowl sink unit with mixer tap, tiled surround and rolltop work surface with cupboards & drawers below. Built in oven, grill & hob with extractor over. Recess for dishwasher, plumbing in place. Integrated fridge/freezer. Wall mounted cupboards. Two radiators. Tiled floor. Spotlights. TV point. Space for table & chairs. Two UPVC double glazed windows both rear aspect. Two sets of UPVC double glazed, double opening doors providing access to the rear garden.

Utility Room

Comprising inset stainless steel single drainer, single sink unit with mixer tap, rolltop work surface with cupboard below. Recesses for tumble dryer & washing machine, plumbing in place. Wall mounted Potterton boiler housed in a cupboard. Extractor fan. Radiator. Tiled floor. Double glazed door to the driveway.

Landing

Built in storage cupboard. Doors to all bedrooms & the family bathroom.

Bedroom One 3.69 m x 3.67 m (12'1" x 12'0")

Built in triple fronted wardrobe with mirror fronted sliding doors. Radiator. Spotlights. UPVC double glazed window, front aspect. Door to the En-suite.

En-Suite Shower Room

White suite comprising corner shower cubicle, wall mounted Triton T80 electric shower in situ, tiled surround. Pedestal wash basin. Low flush WC. Shaver point. Extractor fan. Heated towel rail. Laminate flooring. Inset ceiling spotlights. Frosted UPVC double glazed window, rear aspect.

Bedroom Two 4.09 m x 2.57 m (13'5" x 8'5")

Radiator. Hatch to loft space, part boarded & ladder in situ. UPVC double glazed window, front aspect.

Bedroom Three 3.15 m x 2.64 m (10'4" x 8'8")

Radiator. UPVC double glazed window, rear aspect.

Bedroom Four 3.12 m x 1.93 m (10'3" x 6'4")

Radiator. UPVC double glazed window, rear aspect.

Family Bathroom

White suite comprising bath with mixer tap shower attachment, tiled surround. Pedestal wash basin. Low flush WC. Shaver point. Extractor fan. Inset ceiling spotlights. Frosted UPVC double glazed window, side aspect.

Outside

To the rear there is an enclosed garden which enjoys a good degree of privacy, the garden comprises a lawn section with various plants, shrubs & trees in situ. Two paved patio seating areas. Outside tap. Outside light. The garden is bounded by fencing & walling, with a timber gate providing access to the driveway.

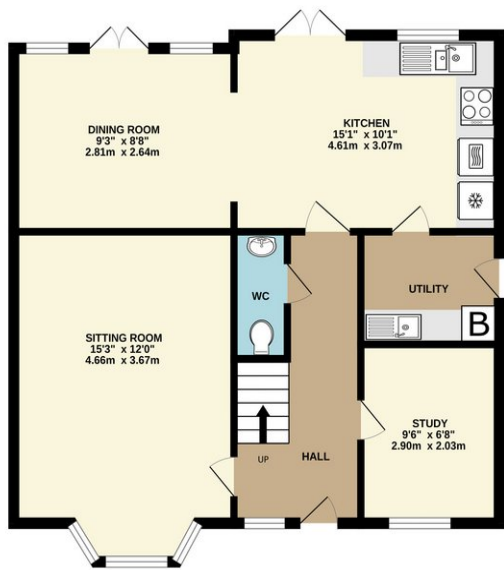
To the front there are some bedded areas with various plants & shrubs in situ. Paved steps up to the front door, entrance canopy above. Outside light.

Tarmac drive to the side of the house that provides off road parking for two vehicles and access to the garage - Up & over door, power & lightning in situ, Outside light by the door to the utility.

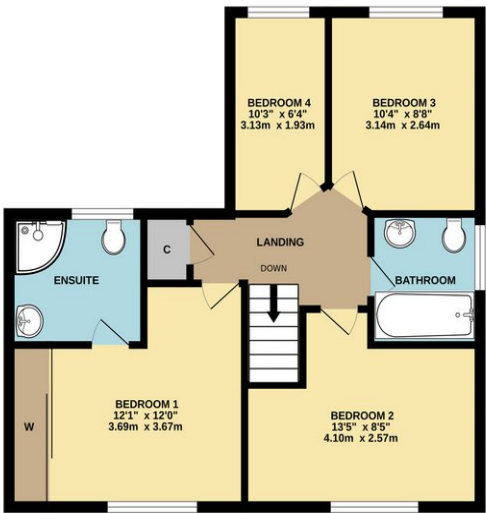


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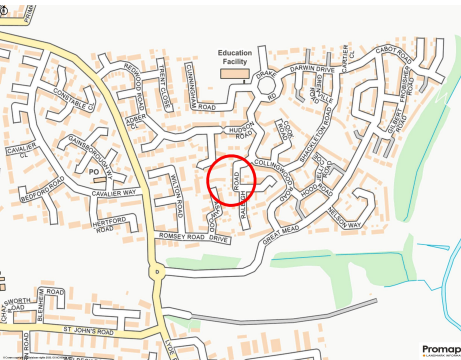
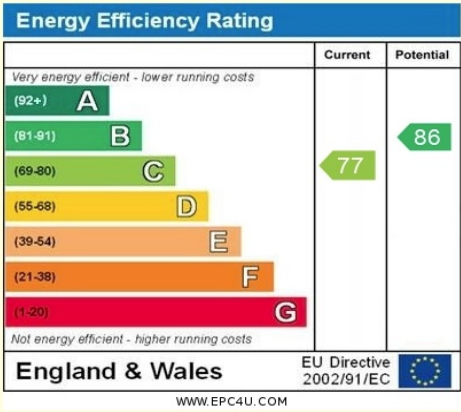
GROUND FLOOR
657 sq.ft. (61.0 sq.m.) approx.



1ST FLOOR
520 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA: 1177 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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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 £365,000
- "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 - There is an Open Space Management Charge, most recent payment for period 1.8.2024 to 31.1.2025 was £61.85.

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, Potterton boiler located in the utility room, also heats the hot water.
- *Broadband* - Please refer to Ofcom website. <https://www.ofcom.org.uk/phonetelecomsandinternet/adviceforconsumers/advice/ofcom-checker>. Full Fibre Superfast in place at present.
- *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; Property not to be used for any trade, business or manufacture. Property to be used as a single private dwellinghouse for the use of one and not more than one family. Not to park any heavy goods vehicle, commercial vehicle, caravan, boat, trailer or other similar type of vehicle on any part of the property, or on any part of the Estate. No keeping or breeding of any poultry birds or animals other than the keeping (but not breeding) of not more than 2 domestic pets. *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 flooding (defined as the chance of flooding as between 0.1% and 1% of flooding 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 10/02/2025. 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.