



Earle Street, Yeovil, Somerset, BA20 1JW.

Guide Price £160,000

Freehold

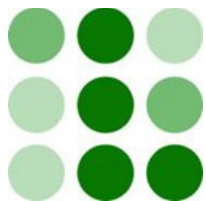
A well proportioned two bedroom end of terrace home set within easy reach of the town centre & local amenities. The home benefits from gas central heating, UPVC double glazing and an enclosed rear garden. Also the added benefit of No Onward Chain.

 **LACEYS
YEOVIL LTD**



Earle Street, Yeovil, Somerset, BA20 1JW

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53 Earle Street, Yeovil, Somerset, BA20 1JW



- A Well Proportioned Two Bedroom End Terrace House
- Set Within Easy Reach Of The Town Centre
- Close To Local Amenities
- Gas Central Heating
- UPVC Double Glazing
- Enclosed Rear Garden
- Outside Storage Area
- 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**.

Accommodation Comprises

Frosted UPVC double glazed front door to the Entrance Hall.

Entrance Hall

Radiator. Laminate flooring. Stairs up to the landing. Doors to the lounge & kitchen.

Lounge 3.40 m x 3.28 m (11'2" x 10'9")

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

Kitchen 4.60 m x 3.07 m (15'1" x 10'1")

Comprising inset stainless steel single drainer, single sink unit with mixer tap, tiled surround and rolltop worksurface with cupboards & drawers below. Recess for cooker, extractor hood above. Recess for washing machine, plumbing in place. Space for upright fridge/freezer. Wall mounted cupboards. Wall mounted Worcester combi boiler housed within a cupboard. Phone point. Radiator. Built in understairs cupboard. Frosted UPVC double glazed window, side aspect. Door to the rear lobby.

Rear Lobby

Radiator. Vinyl flooring. Door to the ground floor shower room. Frosted UPVC double glazed door to the outside.

Landing

Doors to both bedrooms.

Bedroom One 4.50 m x 3.25 m (14'9" x 10'8")

Ornamental fireplace with surround & mantle in place. Radiator. Built in cupboard. Picture rail. Three UPVC double glazed windows, front & side aspects.

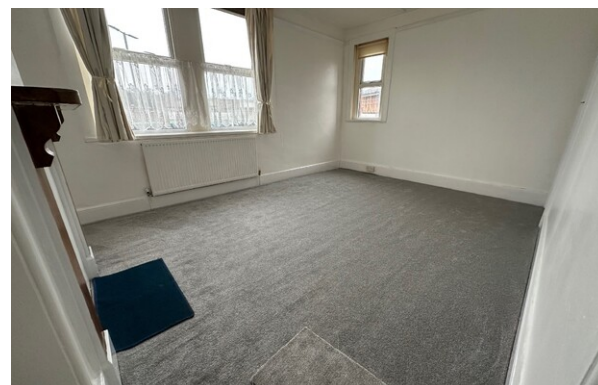
Bedroom Two 4.52 m x 3.10 m (14'10" x 10'2")

Ornamental fireplace with surround & mantle in situ. Radiator. Built in cupboard. Hatch to loft space. UPVC double glazed window, rear aspect.

Outside

From the rear lobby door to an undercover storage area. Wooden gate to the main garden area, comprising a paved patio area and hard standing area. The garden is bounded by fencing with a timber gate providing rear access.

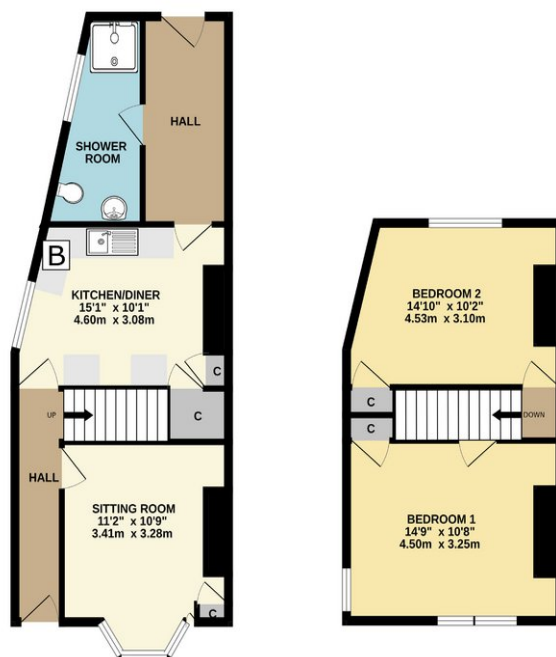
To the front & side of the house there are gravelled areas which are bounded by walling & Iron railings, Iron gate provides access to a path which leads to the front door.



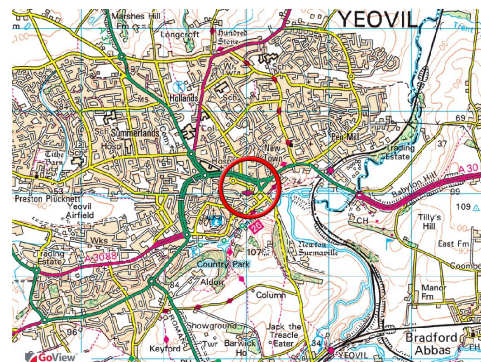
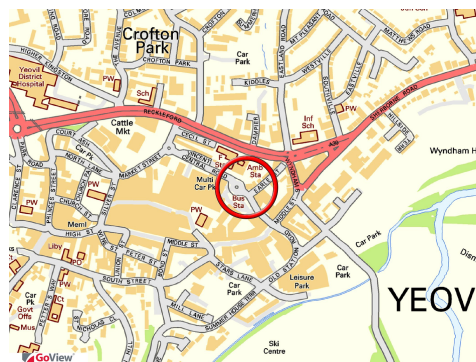
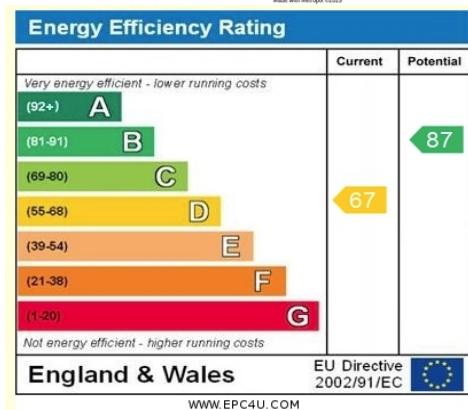
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GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of plots, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance 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 is made as to their operability or efficiency can be given.
Made with Homplan 10/2023



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.

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* - A
- *Asking Price* - Guide Price £160,000
- *Tenure* - Freehold - Adjoined to the side of the house is an Advertising Hoarding, with a lease than runs from 26.11.2020 for 20 years (If you require a mortgage you will need to check this with your chosen lender), there is an income of £287.25 per quarter.

Part B

- *Property Type* - 2 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
- *Sewerage* - Mains
- *Heating* - Gas Central Heating, Worcester combi boiler located in the kitchen (installed 21.6.2024), also heats the hot water.
- *Broadband* - Please refer to the Ofcom website.
<https://ofcom.org.uk/phonetelecomsandinternet/adviceforconsumers/advice/ofcom-checker>
- *Mobile Signal/Coverage* – Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>.
- *Parking* - Permit Parking on road subject to availability.

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 private dwellinghouse. No trade or business. Not to station or cause or permit to be stationed on the premises any caravan, tent or other mobile dwelling intended for human habitation. *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 (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) - D

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 13/02/2025. 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.