



Stonyacres, Yetminster, Sherborne, Dorset,
DT9 6LT.

Guide Price £270,000

Freehold

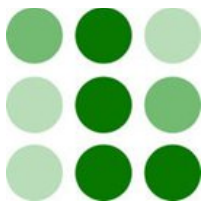
A well proportioned two bedroom semi-detached bungalow set in a quiet position in this sought after village location. The bungalow benefits from double glazing, gas heating (propane), garden room, enclosed rear garden, garage and off road parking. No Onward Chain.

 **LACEYS
YEOVIL LTD**



Stonyacres, Yetminster, Sherborne, Dorset, DT9 6LT

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18 Stonyacres, Yetminster, Sherborne, Dorset, DT9 6LT



- A Well Proportioned Two Bedroom Semi-Detached Bungalow
- Set In A Tucked Away Quiet Position
- Sought After Village Location
- Double Glazing
- Gas Heating (Propane)
- Garden Room
- Enclosed Rear Garden
- Garage
- Off Road Parking
- 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

UPVC double glazed front door to the Entrance Porch.

Entrance Porch

UPVC double glazed window, front aspect. Glazed door to the Entrance Hall.

Entrance Hall

Radiator. Built in airing cupboard housing the hot water tank. Built in double fronted storage cupboard. Doors to the lounge, kitchen, both bedrooms & shower room.

Lounge 5.77 m x 3.15 m (18'11" x 10'4")

Built in focal fireplace with paved hearth, stone surround and wooden mantle over. TV point. Phone point. Radiator. Coved ceiling. UPVC double glazed window, front aspect. Glazed door to the kitchen. Wooden bifold doors to the garden room.

Kitchen 3.40 m x 2.62 m (11'2" x 8'7")

Comprising inset stainless steel single drainer, single sink unit with mixer tap, tiled surround and rolltop work surface with cupboards & drawers below. Recess for cooker, extractor above. Recess for washing machine, plumbing in place. Space for upright fridge/freezer. Wall mounted cupboards. Wall mounted Glow Worm boiler. Tiled floor. Hatch to loft space. UPVC double glazed window, rear aspect. Glazed door to the garden room.

Garden Room 4.47 m x 3.00 m (14'8" x 9'10")

Two radiators. Tiled floor. UPVC double glazed sliding doors to the rear garden. Additional UPVC double glazed door to the garden.

Bedroom One 4.01 m x 3.66 m (13'2" x 12'0")

Built in double fronted wardrobe, overhead storage above. Further built in cupboards. Radiator. UPVC double glazed window, front aspect.

Bedroom Two 3.25 m x 2.67 m (10'8" x 8'9")

Built in double fronted wardrobe with overhead storage above. Radiator. UPVC double glazed window, rear aspect.

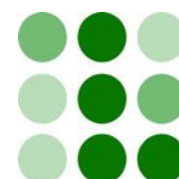
Shower Room

White suite comprising triple width walk in shower cubicle with a wall mounted Mira Sport electric shower in situ, tiled surround, wall seat. Pedestal wash basin. Low flush WC. Radiator. Non slip flooring. Extractor fan. Frosted UPVC double glazed window, side aspect.

Outside

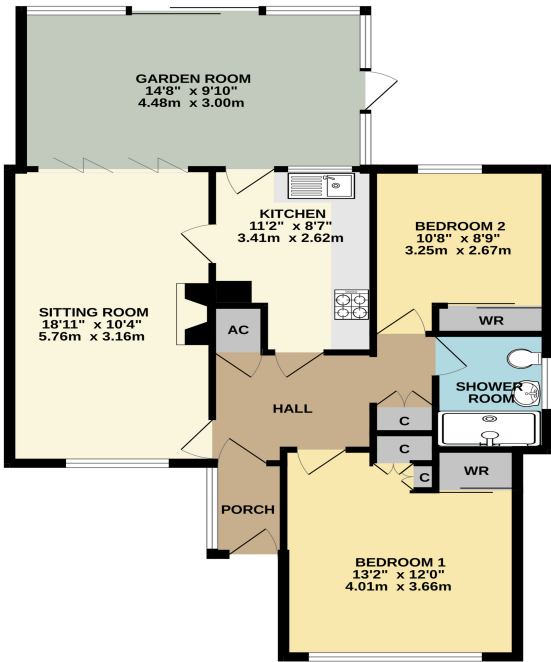
To the rear/side of the bungalow there is an enclosed garden that enjoys a good degree of privacy. The garden comprises paved patio area. Outside light. Outside tap. Steps up to a lawn area and further paved seating area. Fruit cage with fruit bushes in situ. Two propane gas tanks that are bounded by walling with a timber gate providing access. Door providing side access to the garage. The garden is bounded by fencing & walling with a timber gate providing access from the front.

To the front there is a lawn area. Gravelled section with various shrubs in situ. Path leads to the front door. Concrete drive provides off road parking for 1-2 vehicles and access to the Garage - Automatic door, power & lighting in situ.



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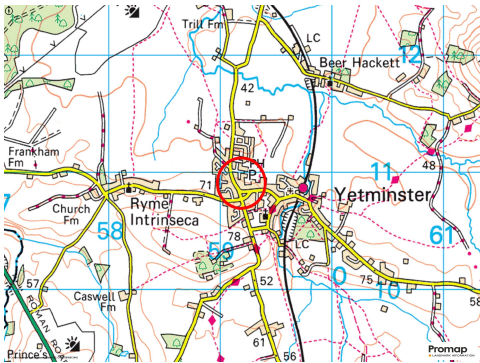
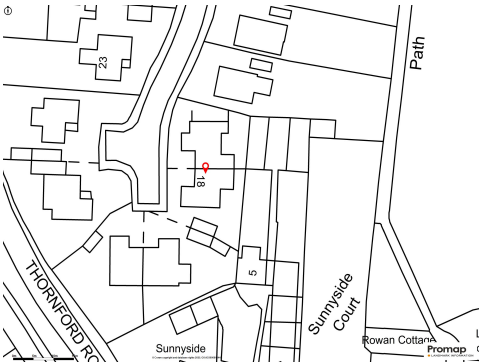
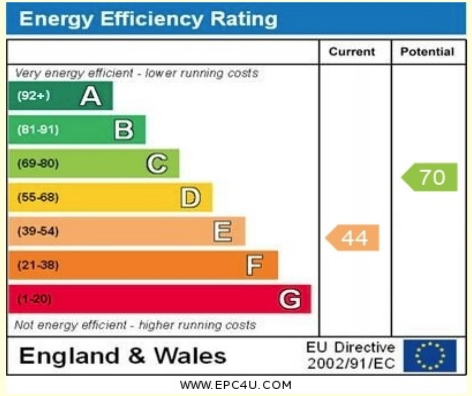
GROUND FLOOR
870 sq.ft. (80.8 sq.m.) approx.



TOTAL FLOOR AREA : 870 sq.ft. (80.8 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* - C
- *Asking Price* - Guide Price £270,000
- *Tenure* - Freehold

Part B

- *Property Type* - 2 Bedroom Semi-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
- *Sewerage* - Mains
- *Heating* - Gas Central Heating via Propane Tanks located in the garden Glow Worm boiler located in the kitchen, hot water tank located in the entrance hall cupboard for the hotwater.
- *Broadband* - Please refer to Ofcom website.
<https://www.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* - Garage & Driveway

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 to be used as a single private residence only. No garage shall be used or permitted to be used other than for the garaging of private motor cars. *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) - E

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 12/02/2025. 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.