



High Lea, Yeovil, Somerset, BA21 4PF.

Guide Price £240,000

Freehold

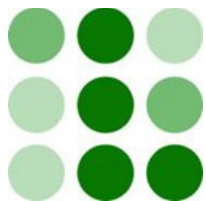
An extended three bedroom, two reception room semi-detached family home set in a popular & convenient location close to local amenities. The home benefits from gas central heating, double glazing, enclosed good-sized rear garden, detached garage and off road parking for multiple vehicles. No Onward Chain.

 **LACEYS
YEOVIL LTD**



High Lea, Yeovil, Somerset, BA21 4PF

Tel: 01935 425115 Email: info@laceysyeovil.co.uk



66 High Lea, Yeovil, Somerset, BA21 4PF



- An Extended Three Bedroom Semi-Detached Family Home
- Two Reception Rooms
- Convenient Location, Close To Local Amenities
- Enclosed Rear Garden
- Detached Garage
- Off Road Parking For Multiple Vehicles
- Gas Central Heating
- UPVC Double Glazing
- Study 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

UPVC double glazed door in to the Entrance Porch.

Entrance Porch

Laminate flooring. Glazed door to Entrance Hall.

Entrance Hall

Phone point. Built in understairs cupboard. Built in storage cupboard. Coved ceiling. Frosted UPVC double glazed window, side aspect. Stairs up to the landing. Doors to the dining room & study area.

Dining Room 3.07 m x 3.00 m (10'1" x 9'10")

Radiator. Throughway to the kitchen & opens in to the lounge.

Lounge 3.35 m x 3.34 m (11'0" x 10'11")

Built in gas fire with stone hearth & surround. Radiator. TV point. Coved ceiling. Window seat. UPVC double glazed window, front aspect.

Kitchen 4.34 m x 3.33 m (14'3" x 10'11")

Comprising inset stainless steel single drainer, 1 1/2 bowl sink unit with mixer tap, tiled surround & rolltop worksurface with cupboards & drawers below. Recess for Range cooker, extractor hood above. Recess for washing machine, plumbing in place. Space for upright fridge/freezer. Wall mounted cupboards. Radiator. Laminate flooring. Inset ceiling spotlights. Coved ceiling. Two UPVC double glazed windows, side & rear aspects. Frosted UPVC double glazed door to outside.

Study Area 2.16 m x 2.11 m (7'1" x 6'11")

Wall mounted Worcester combi boiler. Built in shelving. Radiator. Coved ceiling. UPVC double glazed window, side aspect.

Landing

Built in airing cupboard with a radiator in situ. Hatch to loft space. UPVC double glazed window, side aspect. Doors to all bedrooms & the bathroom.

Bedroom One 3.36 m x 2.99 m (11'0" x 9'10")

Built in cupboards. TV point. Radiator. Coved ceiling. UPVC double glazed window, front aspect.

Bedroom Two 3.10 m x 2.87 m (10'2" x 9'5")

Radiator. Built in cupboard. Coved ceiling. UPVC double glazed window, rear aspect with outlook.

Bedroom Three 2.44 m x 2.13 m (8'0" x 7'0")

Radiator. Built in cupboard. Coved ceiling. UPVC double glazed window, front aspect.

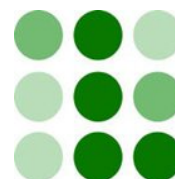
Bathroom

White suite comprising bath with wall mounted shower in situ, tiled surround. Pedestal wash basin. Low flush WC. Coved ceiling. Extractor fan. Frosted UPVC double glazed window, rear aspect.

Outside

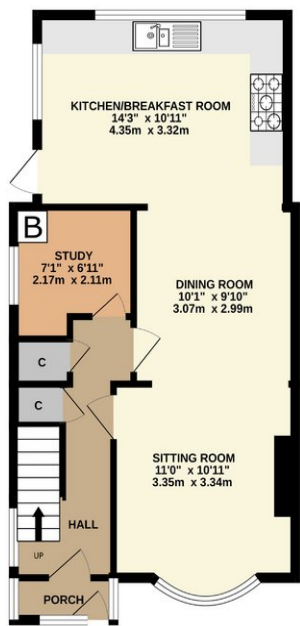
To the rear is an enclosed rear garden, comprising a decked area, chipping area and lawn section. Outside tap. Outside light. Timber garden shed. The garden is bounded by fencing with double opening gates providing access from the front of the house.

To the front a paved drive provides off road parking for multiple vehicles, also continues through the double gates providing access to the **Detached Garage** - Up & over door, power & lighting in situ.

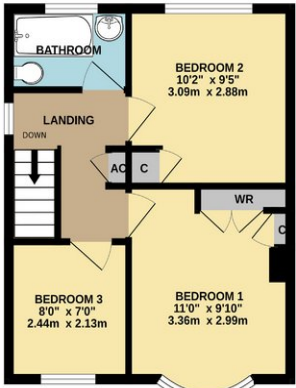


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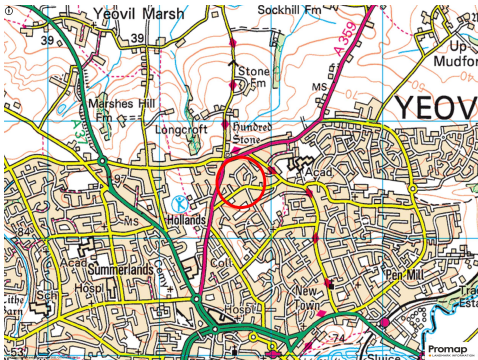
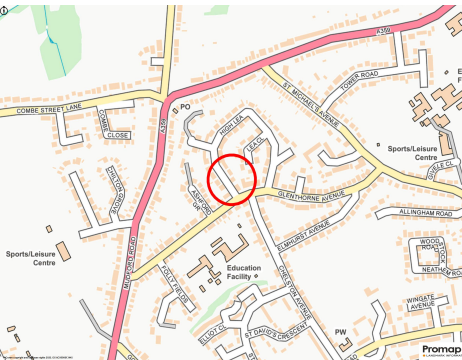
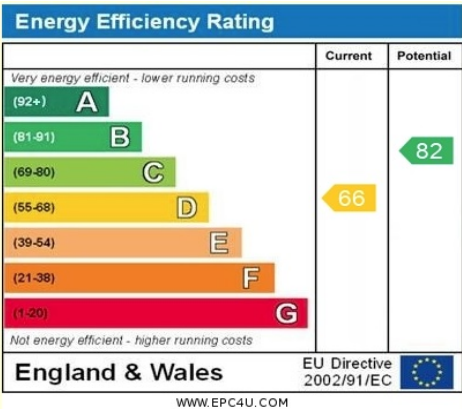
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, doors 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.
Made with Metagor CDD2



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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 £240,000
- *Tenure* - Freehold

Part B

- *Property Type* - 3 Bedroom Semi-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, Worcester combi boiler located in the study area, that also heats the hot water.
- *Broadband* - Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecomsandinternet/adviceforconsumers/advice/ofcom-checker>.
- *Mobile Signal/Coverage* - Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>.
- *Parking* - Detached Garage & 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 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; No trade or business at 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) - 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 12/02/2025. 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.