



Grove Farm Cottages, Hardington Marsh, Yeovil,
Somerset, BA22 9QE

Guide Price £200,000

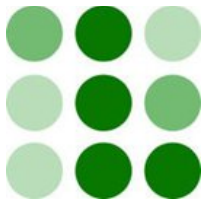
Freehold

A two bedroom, two reception room extended semi-detached cottage set in a lovely rural position in this village location. One of the main features of the cottage are the lovely gardens it is set within, enjoying good space to both front, side & rear aspects. The cottage also benefits from a cloakroom, utility area and UPVC double glazing. No Onward Chain.



Grove Farm Cottages, Hardington Marsh, Yeovil, Somerset

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1 Grove Farm Cottages, Hardington Marsh, Yeovil, Somerset, BA22 9QE



- A Two Bedroom Extended Semi-Detached Cottage
- Two Reception Rooms
- Works Required Throughout
- Lovely Rural Position, Village Location
- Good-Sized Enclosed Rear Garden
- Side & Front Gardens
- Cloakroom
- UPVC Double Glazing
- 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

Wooden front door to Entrance Lobby.

Entrance Lobby

Tiled floor. Wooden door to the Lounge.

Lounge 4.17 m x 3.94 m (13'8" x 12'11")

Brick built open fireplace, tiled hearth, wooden mantle. Wall mounted night storage heater. TV point. UPVC double glazed window, front aspect. Window seat. Glazed door to the Inner Lobby.

Inner Lobby

Stairs up to the Landing. Throughway to the Dining Room. Door to a Storage Room which has a UPVC double glazed window, side aspect.

Dining Room 2.84 m x 2.64 m (9'4" x 8'8")

Throughway to the Kitchen.

Kitchen 4.32 m x 3.76 m (14'2" x 12'4")

Comprising inset stainless steel single drainer, 1 1/2 bowl sink unit with mixer tap, tiled surround and rolltop worksurface with cupboards below. Recess for washing machine, plumbing in place. Space for cooker. Space for fridge/freezer. Wall mounted night storage heater. Extractor fan. Vinyl flooring. UPVC double glazed, double opening doors to the garden. Glazed door to the Side Lobby.

Side Lobby

UPVC double glazed door to outside. Wooden doors to Utility Area & Cloakroom.

Utility Area

Built in worksurface. UPVC double glazed window, side aspect.

Cloakroom

Comprising low flush WC. Pedestal wash basin. Vinyl flooring. Frosted UPVC double glazed window, side aspect.

Landing

Wall mounted night storage heater. Hatch to roof space. Wooden doors to both bedrooms & the shower room/dressing area.

Bedroom One 4.19 m x 2.87 m (13'9" x 9'5")

UPVC double glazed window, front aspect with outlook.

Bedroom Two 3.25 m x 2.49 m (10'8" x 8'2")

UPVC double glazed window, front aspect with outlook.

Shower Room & Dressing Area 2.90 m x 2.62 m (9'6" x 8'7")

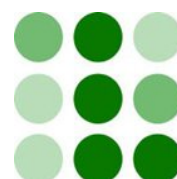
Comprising shower cubicle with wall mounted Triton electric shower in situ. Pedestal wash basin. Low flush WC. Throughway to Dressing Area - Cupboard housing the hot water tank. UPVC double glazed window, side aspect with outlook. Velux window.

Outside

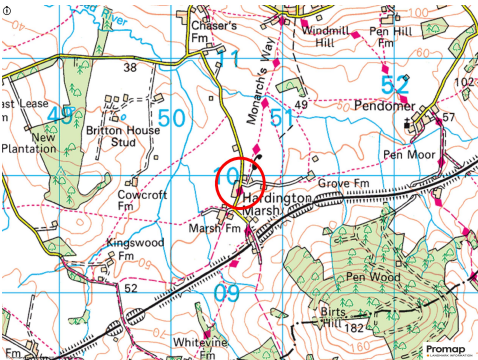
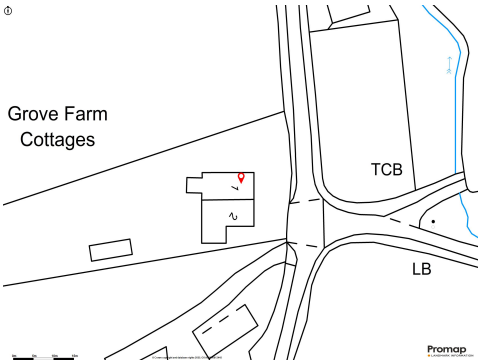
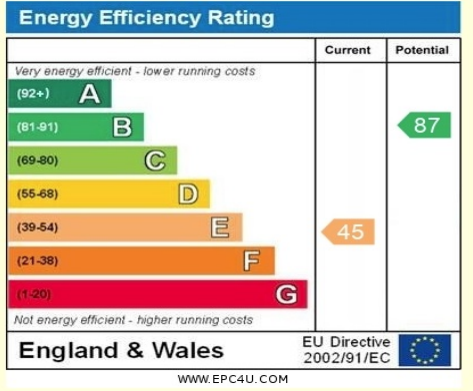
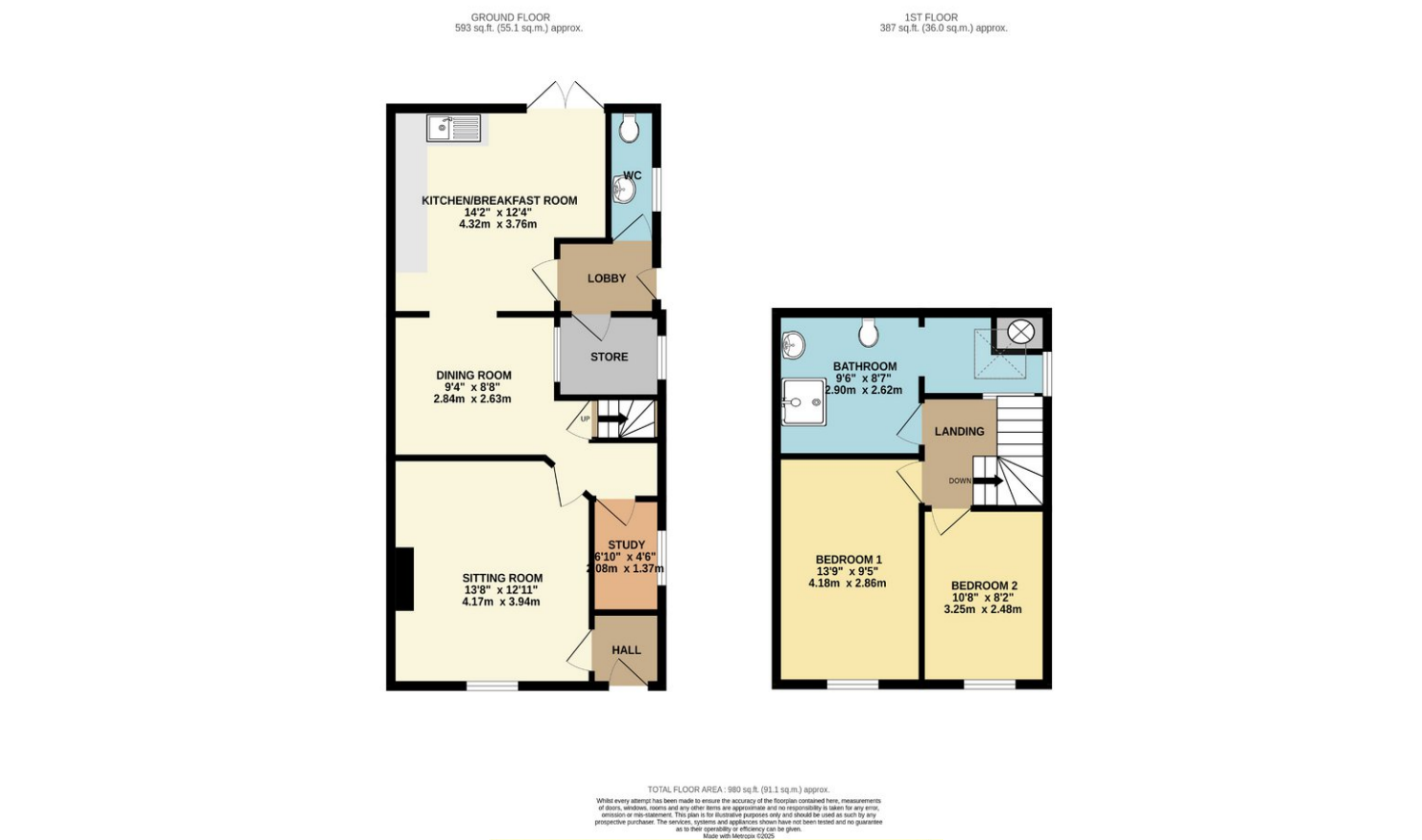
The cottage benefits from garden areas to three sides, to the front there are lawn section with mature trees, plants & shrubs in situ, Iron gate provides access, path leads to the front door. Outside light.

The path continues to the side of the cottage to the Side Lobby door, side garden is lawn area again with a range of plants & shrubs in situ.

To the rear there is a good length garden, mature shrubs in situ. Garden sheds, Greenhouse. Garden areas are bounded by hedging.



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Please Note

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Photographs/Floor Plans

Photographs are reproduced for general information and it must not be inferred that any item is included for sale / to let with this property. Please note floor plans are not to scale and are for identification purposes only. The photographs used in these particulars may have been taken with the use of a wide angle lens. If you have any queries as to the size of the accommodation or plot, please address these with the agent prior to making an appointment to view.

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* - B - There is an improvement indicator listed next to this property which therefore means the Council Tax Band may be reassessed upon sale.
- *Asking Price* - Guide Price £200,000
- "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* - 2 Bedroom Semi-Detached Cottage
- *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* - Private Drainage – Shared Septic Tank located within the neighbouring cottage's garden. Please note, no recent survey has been undertaken of the septic tank to check it's functionality or compliance with the General Binding Rules. Further information can be found online at <https://www.gov.uk/permits-you-need-for-septic-tanks>, or by consulting a specialist company. We recommend you discuss any mortgage lender requirements and legal recommendations at an early stage.
- *Heating* - Open Fireplace in Lounge, Electric Night Storage Heaters also in place. Hot Water Tank in the dressing area that heats the hot water.
- *Broadband* - Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advicefor-consumers/advice/ofcom-checker>.
- *Mobile Signal/Coverage* – Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>.
- *Parking* - On Road/Lane 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.
- *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

Please note that there are bats in the loft and they are a protected species. We recommend that purchasers seek advice regarding this from their mortgage lender and legal representative.

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 26/02/2025. 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.