



Hillrick Crescent, Yeovil, Somerset, BA21 3FL.

Guide Price £425,000

Freehold

A very well presented & well proportioned three bedroom (all doubles) detached family home set in this popular residential location. The home benefits from gas central heating, double glazing, cloakroom, utility room, en-suite to main bedroom, enclosed rear garden that enjoys good privacy, garage and off road parking via two drives for 3 vehicles.

 **LACEYS
YEOVIL LTD**



Hillrick Crescent, Yeovil, Somerset, BA21 3FL

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8 Hillrick Crescent, Yeovil, Somerset, BA21 3FL



- A Very Well Presented Three Bedroom (All Doubles) Detached Family Home
- Popular Residential Location
- Well Proportioned Accommodation
- Gas Central Heating
- Double Glazing
- Cloakroom
- Utility Room
- En-Suite To Main Bedroom
- Enclosed Rear Garden
- Garage

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

Front door to the Entrance Hall.

Entrance Hall

Radiator. Phone point. Inset Hessian doormat. Coved ceiling. Built in understairs cupboard. Inset ceiling spotlights. Stairs up to the landing. Doors to cloakroom, lounge & kitchen/breakfast room.

Cloakroom

Comprising low flush WC. Wall mounted wash basin. Tiled floor. Dado rail. Extractor fan. Radiator. Inset ceiling spotlight.

Lounge 6.20 m x 3.30 m (20'4" x 10'10")

Built in fireplace with woodburner in situ providing a lovely focal point. TV point. Two radiators. Coved ceiling. Double glazed sash window, front aspect. Double glazed, double opening doors to the rear garden.

Kitchen/Breakfast Room 6.20 m x 3.12 m (20'4" x 10'3")

Modern well fitted kitchen comprising inset 1 1/2 bowl sink unit with mixer tap, rolltop worksurface with a good range of cupboards & drawers below. Built in double oven, hob with extractor hood above. Integrated fridge/freezer. Integrated dishwasher. Wall mounted cupboards. Tiled floor. Space for table & chairs. Radiator. Inset ceiling spotlights. Coved ceiling. Double glazed sash window, front aspect. Double glazed, double opening doors to the rear garden. Door to the utility room.

Utility Room 2.01 m x 1.70 m (6'7" x 5'7")

Comprising inset stainless steel single drainer, single sink unit with mixer tap, rolltop worksurface with cupboards below. Recesses for washing machine, plumbing in place and a tumble dryer. Wall mounted Glowworm boiler housed in a cupboard. Tiled floor. Coved ceiling. Inset ceiling spotlights. Double glazed door to the rear garden.

Landing

Built in airing cupboard housing the hot water tank. Hatch to loft space, part boarded. Radiator. Double glazed sash window, front aspect. Doors to all bedrooms & the family bathroom.

Bedroom One 4.70 m x 3.35 m (15'5" x 11'0")

Built in triple fronted wardrobe with sliding doors. Radiator. TV point. Phone point. Coved ceiling. Double glazed sash window, front aspect. Door to the En-Suite shower room.

En-Suite Shower Room 2.59 m x 1.42 m (8'6" x 4'8")

Modern suite comprising double width shower cubicle, with wall mounted shower & tiled surround. Wall mounted vanity sink unit. Low flush WC. Extractor fan. Heated towel rail. tiled floor. Fully tiled walls. Inset ceiling spotlights. Frosted double glazed sash window, rear aspect.

Bedroom Two 3.17 m x 3.15 m (10'5" x 10'4")

Radiator. Coved ceiling. Double glazed sash window, rear aspect.

Bedroom Three 3.02 m x 2.97 m (9'11" x 9'9")

Radiator. Coved ceiling. Double glazed sash window, front aspect.

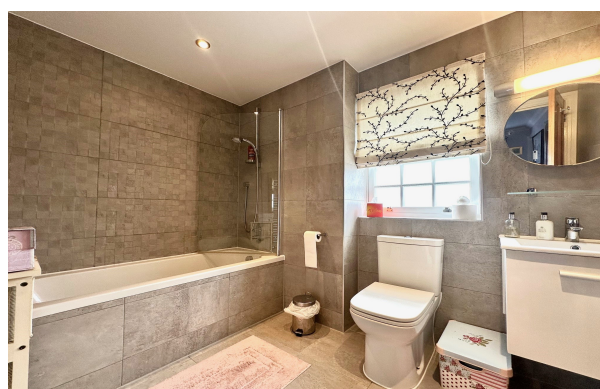
Family Bathroom 2.77 m x 1.87 m (9'1" x 6'2")

Modern white suite comprising bath with wall mounted shower over, tiled surround. Wall mounted vanity sink unit. Low flush WC. Extractor fan. Heated towel rail. Tiled floor. Fully tiled walls. Inset ceiling spotlights. Frosted double glazed sash window, rear aspect.

Outside

To the rear there is an enclosed garden that enjoys a good degree of privacy, the garden comprises of paved patio areas, lawn area and a decked seating area. Outside tap. Outside lights. Timber garden shed. The garden also has a border with various plants & shrubs in situ. The garden is bounded by fencing with timber gates to either side providing side entrances. Double glazed door also provides side access in to the Garage.

To the front there are bedded areas which are laid with chippings and various shrubs in situ. Two driveways to either side of the house, to one side the drive also provides access to the Garage - Up & over door, power & lighting in situ too. Outside lights.

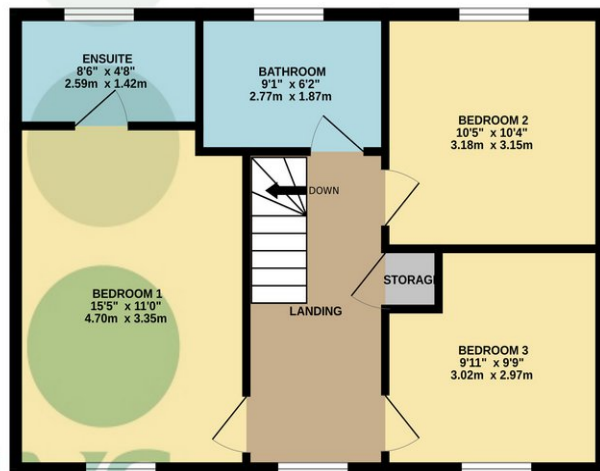


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GROUND FLOOR
561 sq.ft. (52.1 sq.m.) approx.



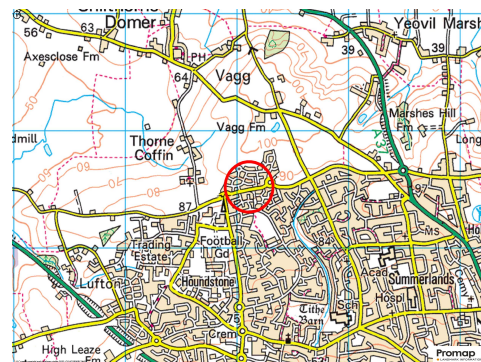
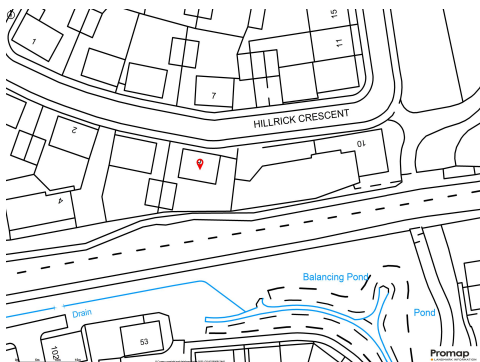
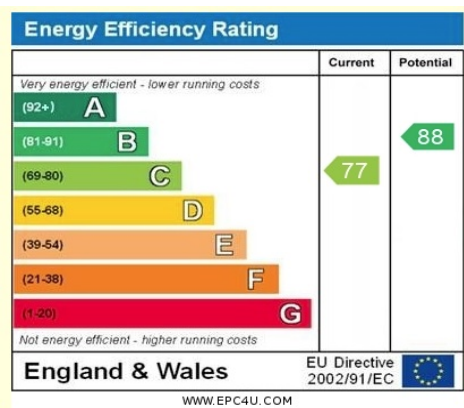
1ST FLOOR
561 sq.ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA : 1122 sq.ft. (104.2 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 £425,000
- "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* - 3 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 on a meter.
- *Sewerage* - Mains
- *Heating* - Gas Central Heating, boiler located in the utility room, hot water tank located in the airing cupboard on the landing. Also a woodburner in situ in the lounge.
- *Broadband* - Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>. Current Connection - Full Fibre.
- *Mobile Signal/Coverage* – Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>.
- *Parking* - Garage & Two Driveways.

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; Not to use or permit the property or any part thereof for any trade or business whatsoever. Property to be used as a private dwellinghouse to be occupied by one family only. Not to park any motor home, caravan, boat, jet ski, trailer or commercial vehicle of any description on the property so as to be visible from the Estate roads. No livestock, birds or animals shall be kept on any part of the property. Usual domestic pets may be kept inside the buildings constructed on 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 flooding (defined as the chance of flooding each year as less than 0.1%) and LOW RISK from Surface Water(defined as the chance of flooding as between 0.1% and 1% 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 11/03/2025. 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.