



Stone Lane, Yeovil, Somerset, BA21 4NN.

Offers In The Region of £435,000

Freehold

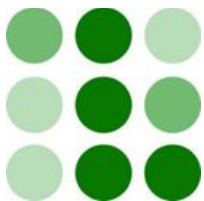
A well proportioned and very well presented extended three bedroom detached chalet style bungalow set in this popular residential location, close to local amenities. The bungalow benefits from gas central heating, double glazing, two bathrooms, enclosed rear garden, garage and off road parking for multiple vehicles. No Onward Chain.

 **LACEYS
YEOVIL LTD**



Stone Lane, Yeovil, Somerset, BA21 4NN

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17 Stone Lane, Yeovil, Somerset, BA21 4NN



- A Very Well Presented & Well Proportioned Extended Three Bedroom Detached Chalet Style Bungalow
- Popular Residential Location
- Two Bathrooms (One Ground Floor Shower Room)
- Gas Central Heating
- UPVC Double Glazing
- Enclosed Rear Garden
- Garage
- Off Road Parking For Multiple Vehicles
- 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 Entrance Porch.

Entrance Porch

Tiled floor. Wooden door to Entrance Hall.

Entrance Hall

Radiator. Understairs recess. Laminate flooring. Stairs up to the landing. Doors to lounge, kitchen, two ground floor bedrooms & ground floor shower room.

Lounge 5.51 m x 3.81 m (18'1" x 12'6")

Built in fireplace. Two radiators. TV point. Phone point. Coved ceiling. UPVC double glazed window, side aspect. Archway through to the Garden Room.

Garden Room/Dining Room 3.17 m x 3.15 m (10'5" x 10'4")

Radiator. Luxury vinyl tile flooring. Coved ceiling. UPVC double glazed window, rear aspect. UPVC double glazed, double opening doors to the rear garden. Glazed door to the Kitchen.

Kitchen/Breakfast Room 4.65 m x 4.24 m (15'3" x 13'11")

Well fitted kitchen comprising inset stainless steel single drainer, single sink unit with mixer tap, tiled surround and rolltop work surface with a good range of cupboards & drawers below. Secondary circular stainless steel sink in situ with mixer tap. Built in oven & hob. Recesses for washing machine & dishwasher, plumbing in place for both. Space for upright fridge/freezer. Wall mounted cupboards. Wall mounted Worcester combi boiler. Central Island/breakfast bar. Vinyl flooring. Coved ceiling. Radiator. UPVC double glazed window, rear aspect. Frosted UPVC double glazed door to the undercover walkway.

Covered Walkway

Handy addition providing internal access to the garage. Also frosted UPVC double glazed doors to both the front of the home & access to the rear garden.

Bedroom One (Ground Floor) 4.14 m x 3.51 m (13'7" x 11'6")

Built in double fronted wardrobe. TV point. Phone point. Radiator. Coved ceiling. UPVC double glazed window, front aspect.

Bedroom Two (Ground Floor) 4.01 m x 3.25 m (13'2" x 10'8")

Range of built in wardrobes. Radiator. Coved ceiling. UPVC double glazed window, front aspect.

Shower Room (Ground Floor) 3.10 m x 2.92 m (10'2" x 9'7")

Comprising a triple width shower cubicle with wall mounted shower in situ, tiled surround. Vanity sink unit. Low flush WC. Wall mounted cupboards. Heated towel rail. Non slip flooring. Fully tiled walls. Frosted PVC double glazed window, side aspect.

Landing/Study Area

A very versatile space, can be used as a study/dressing area etc. Built in wardrobes. Phone point. Radiator. UPVC double glazed windows, front & rear aspects. Doors to Bedroom Three & Bathroom.

Bedroom Three (First Floor) 3.51 m x 3.12 m (11'6" x 10'3")

Radiator. Eaves access/storage points. Laminate flooring. UPVC double glazed windows, side & rear aspects.

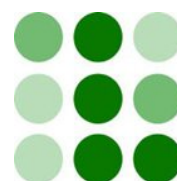
Bathroom (First Floor) 2.59 m x 1.80 m (8'6" x 5'11")

White suite comprising bath with wall mounted Mira Sport electric shower over, tiled surround. Coupled wash basin & low flush WC. Built in cupboards. Radiator. Fully tiled walls. Frosted UPVC double glazed window, side aspect.

Outside

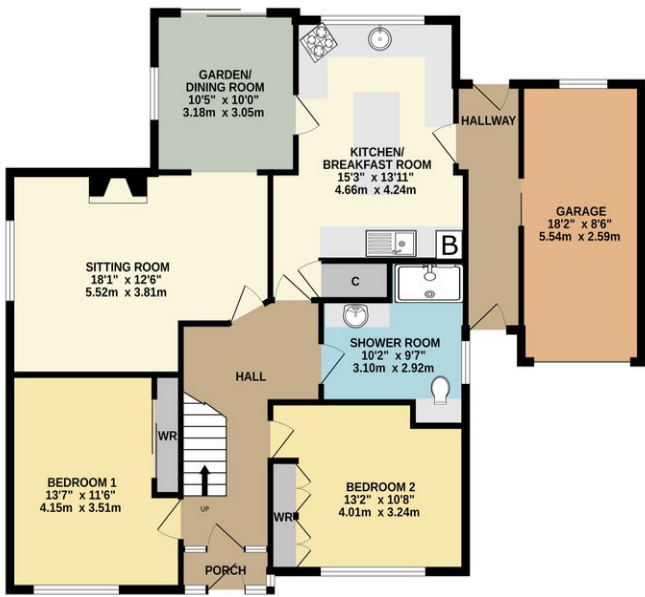
To the rear there is an enclosed garden comprising paved main garden with raised borders, range of shrubs & plants in situ. Outside tap. Outside lights. Timber garden shed. The garden is bounded by fencing & walling, with an Iron gate providing side access from the front of the home.

To the front there is a lawn section, paved drive provides off road parking for multiple vehicles and access to the Garage - 5.54m (18'2") x 2.59m (8'6"). Bounded by walling.

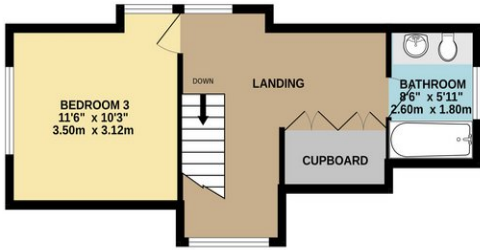


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GROUND FLOOR
1206 sq.ft. (112.1 sq.m.) approx.

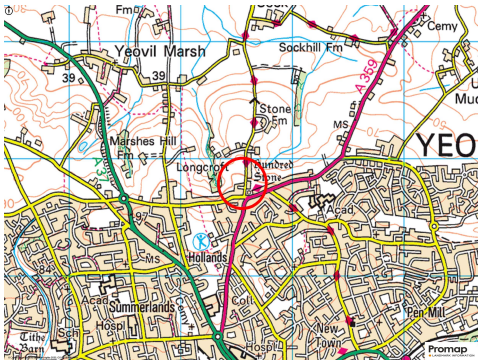
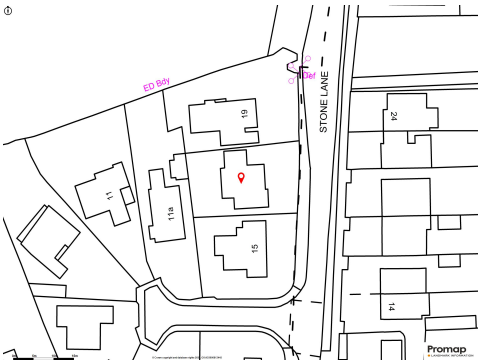
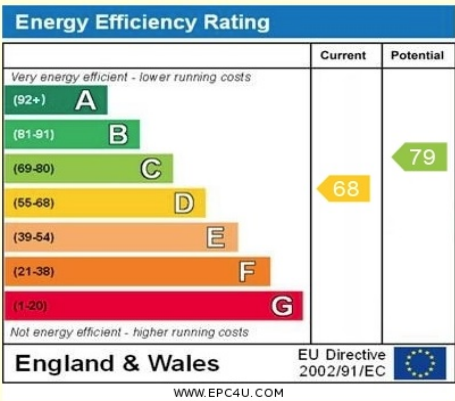


1ST FLOOR
362 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA: 1568 sq.ft. (145.7 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



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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* - Offers In The Region of £435,000
- *Tenure* - Freehold

Part B

- *Property Type* - 3 Bedroom Detached Chalet Style 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, on a meter.
- *Sewerage* - Mains
- *Heating* - Gas Central Heating, combi boiler located in the kitchen that also 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* - 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.
- *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 25.01.2025. 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.