



High Lea, Yeovil, Somerset, BA21 4PE.

Guide Price £270,000

Freehold

A very well presented two bedroom semi-detached bungalow set in a tucked away position in this popular & convenient residential location. The bungalow benefits from modern kitchen & wet room, gas central heating, double glazing, enclosed rear garden, garage and off road parking for multiple vehicles.



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



105 High Lea, Yeovil, Somerset, BA21 4PE



- A Very Well Presented Two Bedroom Semi-Detached Bungalow
- Tucked Away Position, Popular & Convenient Location
- Modern Kitchen
- Modern Wet Room
- Gas Central Heating
- Double Glazing
- Enclosed Rear Garden
- Garage
- Off Road Parking For Multiple Vehicles

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

Composite double glazed front door to Lobby.

Entrance Lobby

Laminate flooring. Trail of spotlights. Door to the lounge. Open Plan in to the Kitchen.

Kitchen 5.51 m x 2.69 m (18'1" x 8'10")

Modern well fitted kitchen comprising inset single drainer, 1 1/2 bowl sink unit with mixer tap, tiled surround and rolltop worksurface with cupboards & drawers below. Built in oven & hob with extractor above. Recesses for washing machine & dishwasher, plumbing in place for both. Space for upright fridge/freezer. Wall mounted cupboards. Radiator. Laminate flooring. Inset ceiling spotlights. UPVC double glazed window, side aspect. Frosted UPVC double glazed door to outside. Concertina door to the Inner Hallway.

Inner Hallway

Hatch to loft space which also houses the combo boiler. Coved ceiling. Doors to lounge, both bedrooms & the wet room.

Lounge 4.32 m x 3.63 m (14'2" x 11'11")

Built in marble fireplace with electric fire in situ. Two radiators. TV point. Phone point. Coved ceiling. UPVC double glazed window, front aspect.

Bedroom One 4.09 m x 3.63 m (13'5" x 11'11")

Range of built in bedroom furniture. Built in double fronted wardrobe. Radiator. Coved ceiling. Internal window, rear aspect.

Bedroom Two 3.33 m x 2.74 m (10'11" x 9'0")

Radiator. Coved ceiling. Internal window, rear aspect. Glazed door to the garden room.

Wet Room 1.83 m x 1.73 m (6'0" x 5'8")

Modern well fitted Wet Room, walk in shower area with a wall mounted Mira Sport electric shower in situ, tiled surround. Wall mounted vanity sink unit. Low flush WC. Heated towel rail. Extractor fan. Fully tiled walls & floor. Frosted UPVC double glazed window, side aspect.

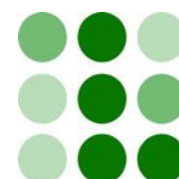
Garden Room 5.79 m x 2.67 m (19'0" x 8'9")

Very nice additional room to the rear of the bungalow. Radiator. TV point. Tiled floor. UPVC double glazed, double opening doors to the rear garden.

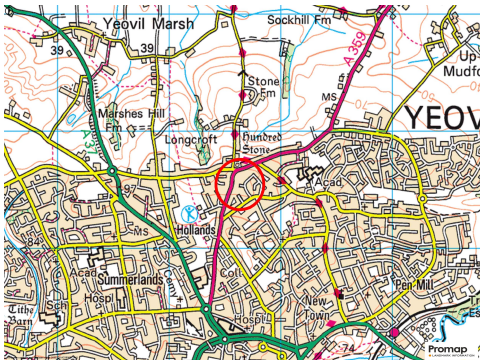
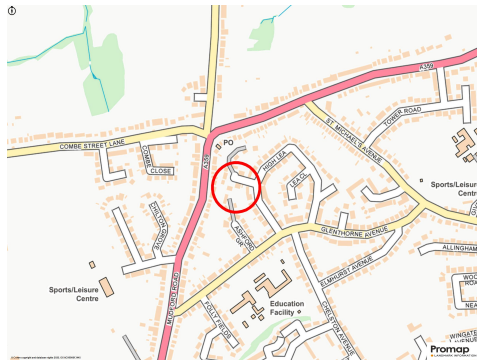
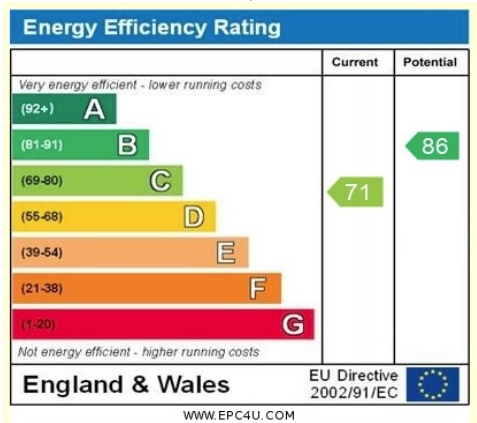
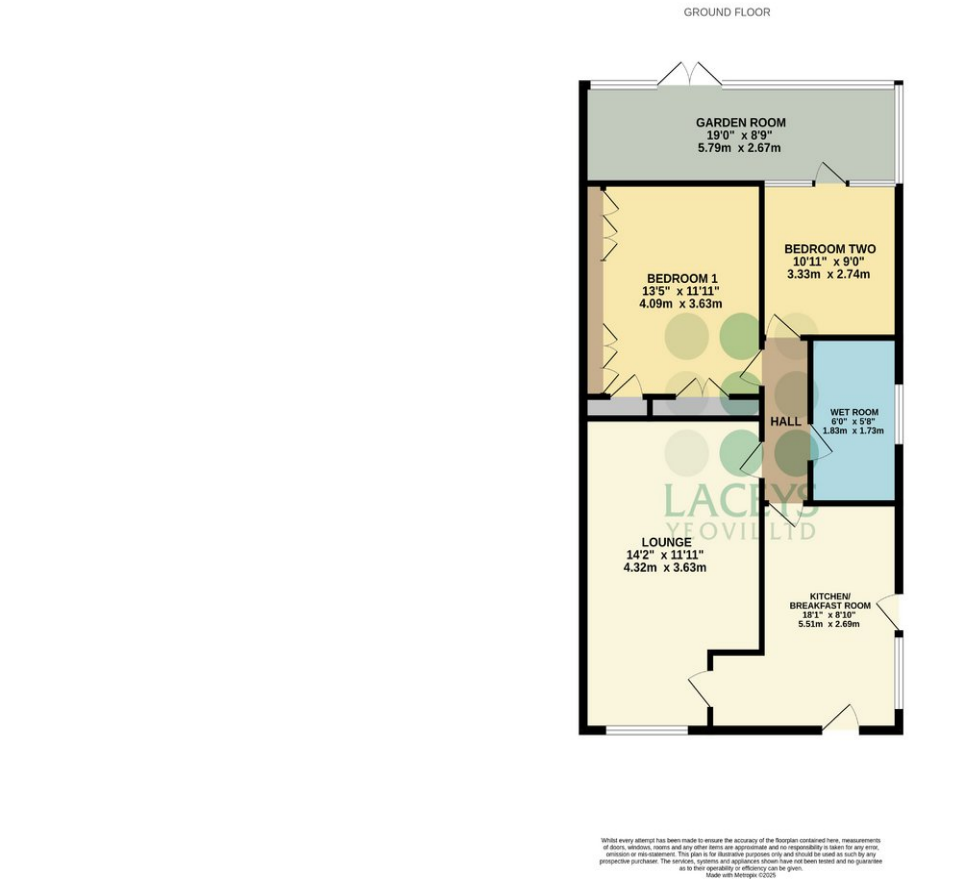
Outside

To the rear there is a nice sized enclosed garden that comprises of a paved patio area, lawn section, gravelled areas, good range of plants & shrubs in situ. The garden is bounded by walling & fencing, gate provides access from the drive to the garden.

To the front there is off road parking for multiple vehicles, a five bar wooden gate provides access to a further driveway, which in turn leads to the garage. The front is bounded by walling.



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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* -
- *Asking Price* - Guide Price £270,000
- "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 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, not on a meter.
- *Sewerage* - Mains
- *Heating* - Gas Central Heating, combi boiler located in the loft also heats the hot water.
- *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 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. Restricted Covenants include; No trade or business to be carried out upon the premises. Property to be used as a private dwellinghouse only. *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) - 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 17/03/2025. 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.