



Perrys Hill, Bunford Heights, Yeovil, BA20 2GB

Guide Price £535,000

Freehold

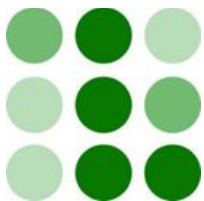
A very well presented & well proportioned four bedroom, three reception room modern detached family home set in a convenient location. The home benefits from gas central heating, UPVC double glazing, cloakroom, two en-suite bedrooms, enclosed rear garden, garage and off road parking.

 **LACEYS**
YEOVIL LTD



Perrys Hill, Yeovil

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10 Perrys Hill, Bunford Heights, Yeovil, BA20 2GB



- A Modern Very Well Presented Four Bedroom Detached Family Home
- Three Reception Rooms
- Convenient Location, Easy Access To Local Amenities
- Two En-Suite Bedrooms
- Gas Central Heating
- UPVC Double Glazing
- Enclosed Rear Garden
- Garage
- Off Road Parking
- Internal Viewing Is A Must

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

Frosted double glazed front door to.

Reception Hall

Radiator. Phone point. delux vinyl flooring. Understairs recess. Built in storage cupboard. Stairs up to the landing. Doors to cloakroom, lounge, dining room, study & kitchen.

Cloakroom

Comprising low flush WC. Wall mounted wash basin. Delux vinyl flooring. Radiator. Frosted UPVC double glazed window, front aspect.

Lounge 5.69 m x 3.48 m (18'8" x 11'5")

TV point. Radiator. Dimmer switch. UPVC double glazed window, front aspect. UPVC double glazed, double opening doors to the rear garden.

Dining Room 3.45 m x 3.20 m (11'4" x 10'6")

Radiator. TV point. Delux vinyl flooring. Two UPVC double glazed windows, front & side aspects.

Study 3.45 m x 2.49 m (11'4" x 8'2")

Radiator. Delux vinyl flooring. UPVC double glazed window, side aspect.

Kitchen 5.92 m x 3.78 m (19'5" x 12'5")

Modern well fitted kitchen comprising inset Porcelain single drainer, 1 1/2 bowl sink unit with mixer tap, rolltop worksurface with a good range of cupboards & drawers below. Built in oven, grill & hob with extractor hood above. Integrated dishwasher. Integrated fridge/freezer. Wall mounted cupboards. Delux vinyl flooring. Radiator. Inset ceiling spotlights. Two UPVC double glazed windows, side aspects. UPVC double glazed, double opening doors to the rear garden. Further single UPVC double glazed door to the rear garden. Door to the utility room.

Utility Room

Comprising inset stainless steel single drainer, single sink unit with mixer tap, rolltop worksurface, cupboards below. Integrated washing machine. Wall mounted Vaillant boiler. Extractor fan. Delux vinyl flooring. Inset ceiling spotlights. Radiator.

Landing

Lovely wrap around Landing. Radiator. Built in airing cupboard. Built in storage cupboard. Hatch to loft space. Doors to all bedrooms & the family bathroom.

Bedroom One 6.02 m x 3.78 m (19'9" x 12'5")

Three sets of built in double fronted wardrobes. Two radiators. Four UPVC double glazed windows, side & rear aspects. Door to the en-suite.

En-Suite

Comprising double width shower cubicle with wall mounted shower, oversized head and tiled surround. Wall mounted wash basin. Low flush WC. Heated towel rail. Extractor fan. Vinyl flooring. Inset ceiling spotlights. Frosted UPVC double glazed window, side aspect.

Bedroom Two 4.24 m x 3.53 m (13'11" x 11'7")

Radiator. UPVC double glazed window, front aspect. Door to the en-suite.

En-Suite

Comprising double width shower cubicle with wall mounted shower, oversized head and tiled surround. Wall mounted wash basin. Low flush WC. Heated towel rail. Extractor fan. Vinyl flooring. Inset ceiling spotlights. Frosted UPVC double glazed window, rear aspect.

Bedroom Three 4.34 m x 3.20 m (14'3" x 10'6")

Radiator. Two UPVC double glazed windows, front & side aspects.

Bedroom Four 3.53 m x 2.46 m (11'7" x 8'1")

Radiator. UPVC double glazed window, side aspect.

Family Bathroom 2.62 m x 1.93 m (8'7" x 6'4")

White suite comprising bath with mixer tap shower attachment, tiled surround. Wall mounted wash basin. Low flush WC. Heated towel rail. Shaver point. Vinyl flooring. Extractor fan. Inset ceiling spotlights. Frosted UPVC double glazed window, front aspect.

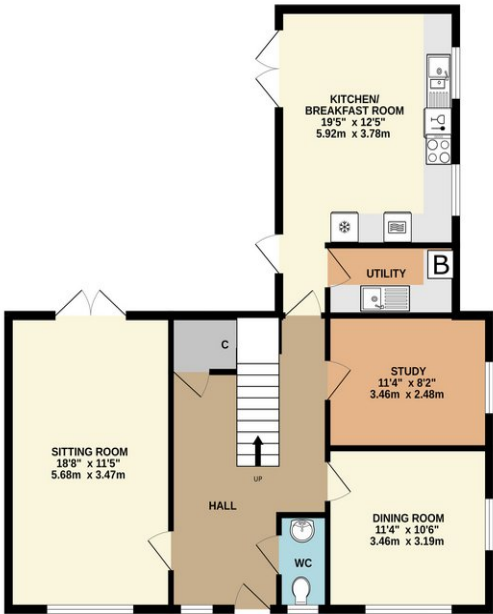
Outside

To the rear there is an enclosed rear garden, which comprises a nice sized paved patio area, partly under cover. Lawn area. Outside tap. Outside light. The garden is enclosed by fencing & walling with a timber gate providing access, the gate also leads to the drive, resin drive that provides off road parking & garage, up & over door.

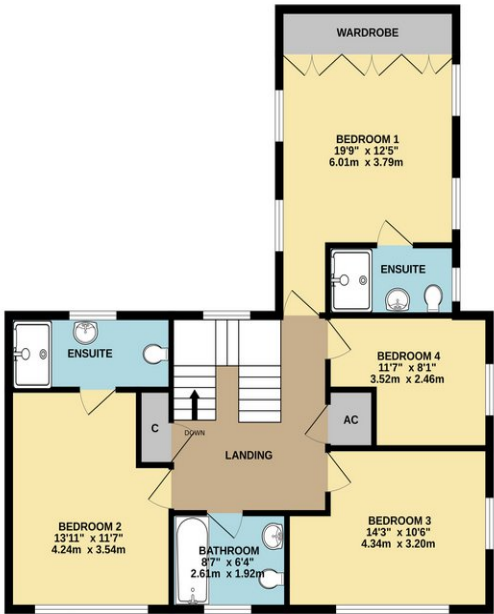


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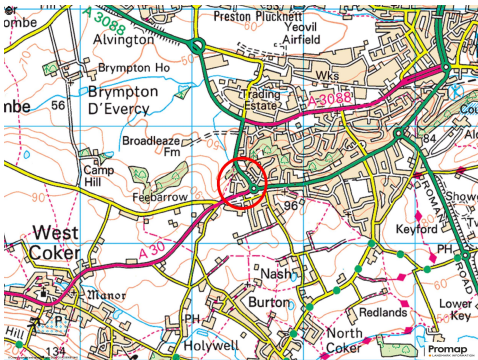
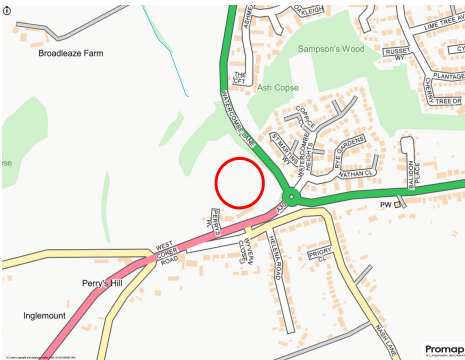
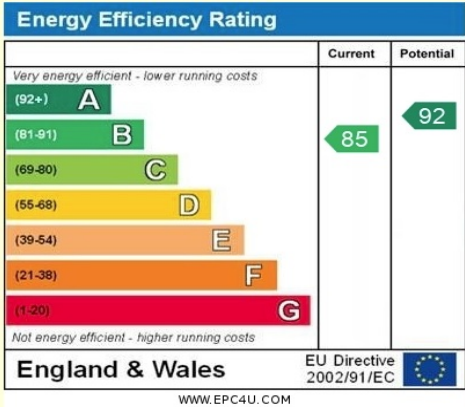
GROUND FLOOR
875 sq.ft. (81.3 sq.m.) approx.



1ST FLOOR
875 sq.ft. (81.3 sq.m.) approx.



TOTAL FLOOR AREA: 1751 sq.ft. (162.6 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* - F
- *Asking Price* - Guide Price £535,000
- *Tenure* - Freehold

Part B

- *Property Type* - 4 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
- *Sewerage* - Mains
- *Heating* - Gas Central Heating, Vaillant boiler located in the Utility Room.
- *Broadband* - <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>.
- *Mobile Signal/Coverage* – Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>.
- *Parking* - Garage & off road parking on the drive.

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 park any commercial vehicles within Property or Estate. No trade or business, to use the Property only as a single private dwelling house. *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) - B

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 2/12/2024. 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.