

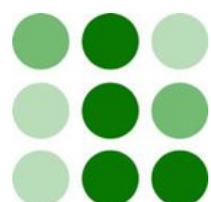


Heather Way, Yeovil, Somerset, BA22 8DZ.

Guide Price £245,000

Freehold

A well presented three bedroom semi-detached family home set in this popular residential location in a tucked away position. The home benefits from gas central heating, double glazing, conservatory, en-suite to the main bedroom, enclosed rear garden, garage and off road parking. Also the added benefit of No Onward Chain.

 **LACEYS
YEOVIL LTD**



Heather Way, Yeovil, Somerset, BA22 8DZ

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21 Heather Way, Yeovil, Somerset, BA22 8DZ

- A Well Presented Three Bedroom Semi-Detached Family Home
- Popular Location, Tucked Away Position
- Conservatory
- En-Suite To Main Bedroom
- Gas Central Heating
- UPVC Double Glazing
- Enclosed Rear Garden
- Garage
- Off Road Parking
- 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

Frosted UPVC double glazed front door to Entrance Hall.

Entrance Hall

Radiator. Understairs recess. Stairs up to the Landing. Doors to cloakroom, lounge & kitchen.

Cloakroom

Comprising low flush WC. Wall mounted wash basin. Heated towel rail. Vinyl flooring. Frosted UPVC double glazed window, side aspect.

Lounge 4.70 m x 4.42 m (15'5" x 14'6")

Radiator. TV point. Phone point. Built in understairs storage cupboard. Coved ceiling. Double glazed sliding patio doors to the conservatory.

Conservatory 3.53 m x 2.64 m (11'7" x 8'8")

Radiator. Phone point. Laminate flooring. UPVC double glazed, double opening doors to the rear garden.

Kitchen 2.68 m x 2.45 m (8'10" x 8'0")

Comprising inset stainless steel single drainer, 1 1/2 bowl sink unit with mixer tap, tiled surround and rolltop work surface with cupboards & drawers below. Built in oven, grill & hob with extractor hood over. Recess for washing machine, plumbing in place. Space for upright fridge/freezer. Wall mounted cupboards. Wall mounted Worcester combi boiler, housed in a cupboard. Vinyl flooring. Extractor fan. UPVC double glazed window, front aspect.

Landing

Hatch to loft space. Built in storage cupboard. UPVC double glazed window, side aspect. Doors to all bedrooms & bathroom.

Bedroom One 3.51 m x 2.46 m (11'6" x 8'1")

Radiator. Built in double fronted wardrobe. UPVC double glazed window, rear aspect. Door to the En-Suite Shower Room.

En-Suite Shower Room

Comprising corner shower cubicle with wall mounted Mira Vie electric shower in place, panelled surround. pedestal wash basin. Low flush WC. Extractor fan. Wall mounted light/shaver point.

Bedroom Two 3.45 m x 2.54 m (11'4" x 8'4")

Radiator. UPVC double glazed window, front aspect.

Bedroom Three 2.45 m x 1.89 m (8'0" x 6'2")

Radiator. Phone point. UPVC double glazed window, rear aspect.

Bathroom

Suite comprising bath with wall mounted Triton Enrich electric shower over, tiled surround. Pedestal wash basin. Low flush WC. Extractor fan. Radiator. Wall mounted light/shaver point. Built in cupboard. Frosted UPVC double glazed window, front aspect.

Outside

To the rear there is an enclosed garden comprising a lawn area with shrubs in situ. The garden is bounded by fencing with a timber gate providing side access from the front of the house.

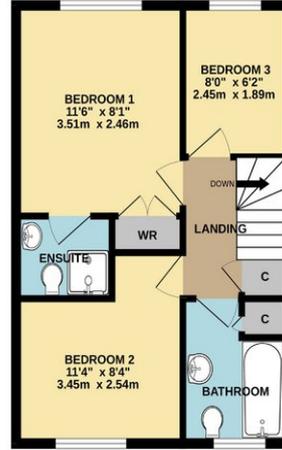
To the front there is a lawn area. Outside tap. Paved path to the front door, entrance canopy over.

A short walk from the property there is a Garage in a block of three with off road parking for one car in front.

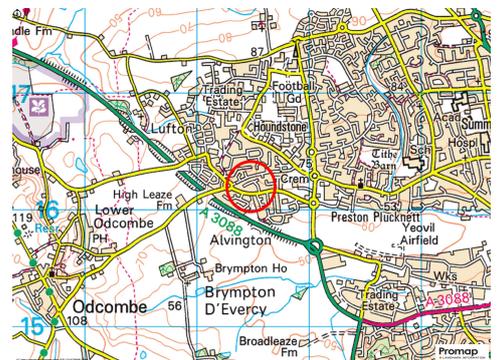
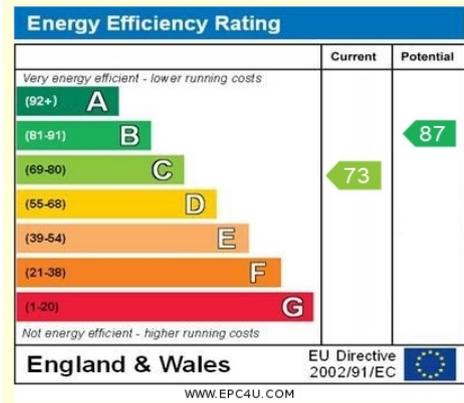


GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, doors 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.
Made with Hologram 02023



Please Note

No tests have been undertaken of any of the services and any intending purchasers/tenants should satisfy themselves in this regard. Lacey's Yeovil Ltd for themselves and for the vendor/landlord of this property whose agents they are, give notice that, (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Lacey's or the vendor/landlord, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (iv) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor/landlord does not make or give either Lacey's or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.

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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 - C*
- *Asking Price - Guide Price £245,000*
- *Tenure - Freehold*

Part B

- *Property Type - 3 Bedroom Semi-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, Worcester Combi boiler located in the kitchen that also heats the hot water.*
- *Broadband - Please refer to Ofcom website.
<https://www.ofcom.org.uk/phonestelecomsandinternet/adviceforconsumers/advice/ofcom-checker>.*
- *Mobile Signal/Coverage – Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>.*
- *Parking - Garage in a block of three, driveway parking in front of the garage.*

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 the property for any trade or business. Property to be used as a private dwellinghouse in the occupation of a single family only. No boat or commercial vehicle or caravan, house on wheels or other chattel adapted or intended for use as a dwelling or sleeping place shall be parked, left or placed, allowed to stand or be erected 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 and Surface Water (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 20/03/2025. 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.