



Yew Tree Close, Yeovil, Somerset, BA20 2PD

Guide Price £240,000

Freehold

This well presented bungalow is situated in the popular area of Forest Hill and offers accommodation including an entrance hallway, two double bedrooms, a shower room, spacious living room with vaulted style ceiling, fitted kitchen and utility. The property has gardens to the front, side and rear with parking at the front and a detached garage behind the bungalow. Offered for sale with no forward chain.

 **LACEYS
YEOVIL LTD**



Yew Tree Close, Yeovil, Somerset

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2 Yew Tree Close, Yeovil, Somerset, BA20 2PD



- Two Bedroom Bungalow
- No Forward Chain
- Popular Forest Hill Location
- Garage & Parking
- Front & Rear Gardens
- Double Glazed & Gas Central Heating

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 425115**.

The **ACCOMMODATION** comprises:

Entrance Hallway

As you enter the property you are greeted with an L-shaped entrance hallway which has doors leading to both bedrooms, the shower room and living room. There is a radiator, a ceiling light point and a front facing double glazed window.

Sitting Room 5.78 m x 3.94 m (19'0" x 12'11")

An impressive room with sloping double height ceiling and a wall of windows and large double glazed sliding doors which open to the rear garden. There are two radiator, a decorative light fitting, a fitted television unit and a door which opens to the kitchen.

Kitchen 3.94 m x 2.00 m (12'11" x 6'7")

Fitted with a good selection of wall, base and drawer units with work surfaces above. There is a built in stainless steel sink with mixer tap which is conveniently situated under the rear facing double glazed window and two tall pantry style units with a breakfast bar in between positioned under the side facing double glazed window. The freestanding cooker, dishwasher and fridge/freezer will all remain and the gas fired boiler can be found in a cupboard. A door opens to the utility.

Utility/Rear Porch 2.28 m x 1.79 m (7'6" x 5'10")

Acting as an extension to the kitchen there are additional storage cupboards and drawers with a work surface above. There is a freestanding washing machine and a chest freezer. Double glazed windows overlook the rear garden and a door opens to the garden.

Bedroom One 3.07 m x 2.95 m (10'1" x 9'8")

A good size double bedroom with extensive mirror fronted fitted wardrobes. A double glazed window overlooks the rear garden. There is a radiator and a ceiling light point.

Bedroom Two 3.02 m x 2.93 m (9'11" x 9'7")

The second bedroom is a smaller double room with a radiator and a ceiling light point. A double glazed window overlooks the front of the property.

Shower Room

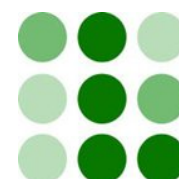
Fully tiled and fitted with a modern circular walk in shower unit with electric shower, a contemporary wash basin with mixer tap and a WC. There is an extractor fan, an enclosed ceiling lamp, an extractor fan and a heated towel rail.

Outside

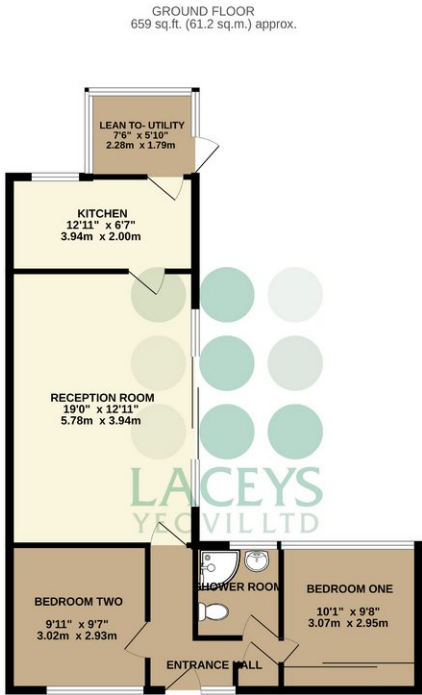
The property offers ample driveway parking at the front under a car port with mature shrubs and a tree whilst to the rear the garden has been designed with ease of maintenance in mind with an extensive paved area to the side perfect for al-fresco dining with raised beds with steps leading to an area of shingle with planted flower beds. There is gated rear access and a personal door opens to the garage.

Garage 4.94 m x 2.79 m (16'2" x 9'2")

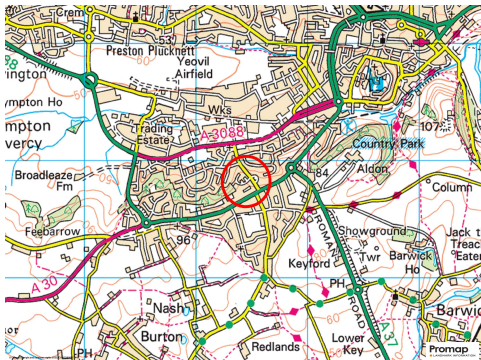
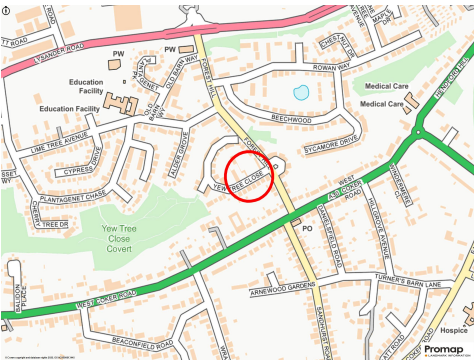
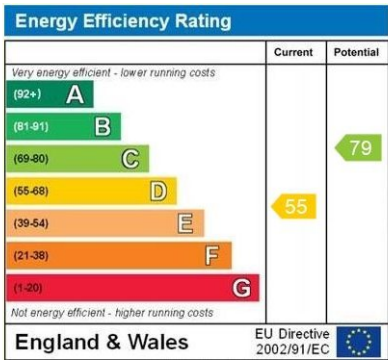
With electric door, power and light.



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TOTAL FLOOR AREA: 659 sq.ft. (61.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance 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 - C*
- *Asking Price - Guide Price £240,000*
- *Tenure - Freehold*

PART B

Property Type - End Of Terrace Bungalow

- Property Construction - Traditional
- Number And Types Of Rooms - see property particulars / floor plan, all measurements being maximum dimensions provided between internal walls.
- Electricity Supply - Mains
- Water Supply - Mains- metered
- Sewerage - Mains
- Heating - Mains Gas- Boiler in kitchen
- Broadband -
- Mobile Signal/Coverage –
- Parking - Driveway at front of property. Garage at rear of property.

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. Restrictions include:- Not to erect any new building or buildings or any temporary or wooden building or any addition to the elevation of the existing building on the land hereby transferred without first submitting plans and elevations thereof to the transferors and obtaining written approval. Property to be used as single private dwelling house for occupation of one family. Not to divide into flats. No trade, business or manufacture. Not to suffer or be done on the property anything which may grow to be nuisance or annoyance to the transferors or the owners or occupiers of the adjoining/neighbouring properties. Other restrictions may apply.
- 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.
- Current 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. For detailed checks please visit the 'Long Term Flood Risk' on the government website.
- 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 23/3/25. 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.