



South View, Bradford Abbas, Sherborne, Dorset,
DT9 6RS.

Guide Price £200,000

Freehold

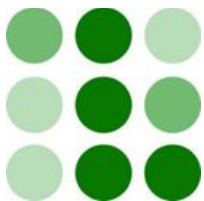
A 2/3 bedroom, two reception room semi-detached bungalow in need of work throughout set in this popular village location. The bungalow offers a good amount of scope for potential buyers, it benefits from UPVC double glazing, open fireplace to the lounge, nice sized enclosed rear garden, garage and off road parking for multiple vehicles. No Onward Chain.

 **LACEYS
YEOVIL LTD**



South View, Bradford Abbas, Sherborne, Dorset, DT9 6RS

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30 South View, Bradford Abbas, Sherborne, Dorset,
DT9 6RS



- A 2/3 Bedroom Semi-Detached Bungalow
- Two Reception Rooms
- Work Required Throughout
- Popular Village Location
- UPVC Double Glazing
- Open Fireplace To The Lounge
- Nice Sized 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

Frosted UPVC double glazed front door to the Entrance Lobby.

Entrance Lobby

Tiled floor. Frosted glazed door to Entrance Hall.

Entrance Hall

Phone point. Two built in storage cupboards. Stairs to Landing. Doors to lounge, dining room, kitchen, bedroom one and the ground floor bathroom.

Lounge 5.23 m x 3.66 m (17'2" x 12'0")

Built in open fireplace, stone surround, paved hearth, the stone extends to both sides with shelving above. TV point. Serving hatch to the kitchen. Coved ceiling. UPVC double glazed window, front aspect.

Dining Room 3.82 m x 3.05 m (12'6" x 10'0")

Built in storage cupboard. UPVC double glazed window, rear aspect.

Kitchen 3.48 m x 3.20 m (11'5" x 10'6")

Comprising inset stainless steel single drainer, single sink with tiled surround, rolltop worksurface with cupboards & drawers below. Recess for washing machine, plumbing in place. Space for cooker. Wall mounted cupboards. UPVC double glazed window, rear aspect. Frosted UPVC double glazed door to outside/driveway.

Bedroom One (Ground Floor) 4.22 m x 3.02 m (13'10" x 9'11")

Built in storage cupboard. UPVC double glazed window, front aspect.

Ground Floor Bathroom 2.03 m x 1.73 m (6'8" x 5'8")

White suite comprising bath with tiled surround. Vanity sink unit. Low flush WC. Vinyl flooring. Frosted UPVC double glazed window, rear aspect.

Landing

UPVC double glazed window, rear aspect. Eaves storage space. Doors to bedroom two & three.

Bedroom Two 3.71 m x 3.07 m (12'2" x 10'1")

UPVC double glazed window, rear aspect.

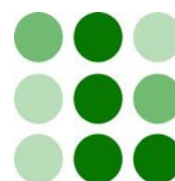
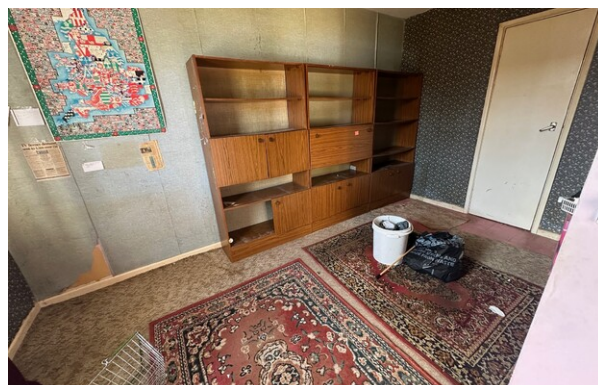
Bedroom Three 3.71 m x 2.87 m (12'2" x 9'5")

Eaves storage space. UPVC double glazed window, rear aspect.

Outside

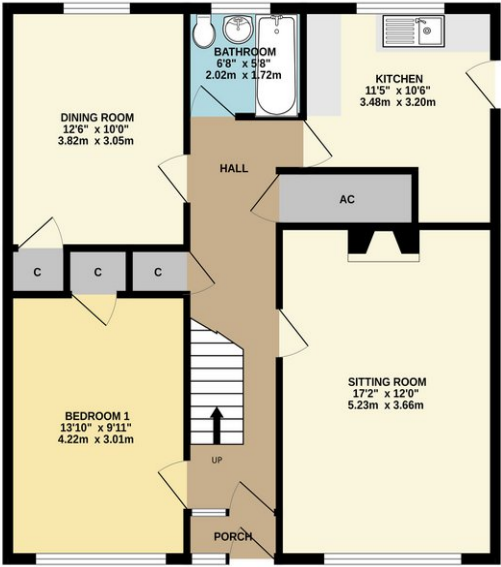
To the rear there is a nice sized enclosed rear garden, lawn area with shrubs in situ. Bounded by fencing & walling.

To the front there is a lawn area with shrubs in situ. Bounded by walling. Tarmac drive provides off road parking for multiple vehicles and access to the Detached Garage - Up & over door.

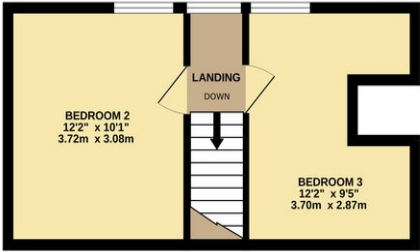


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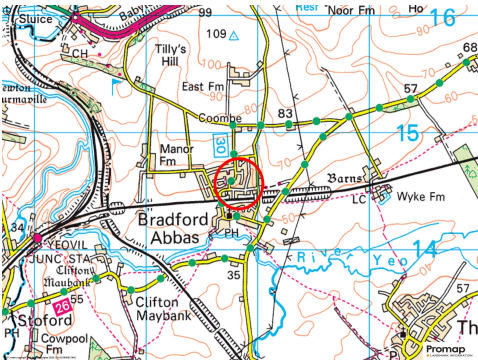
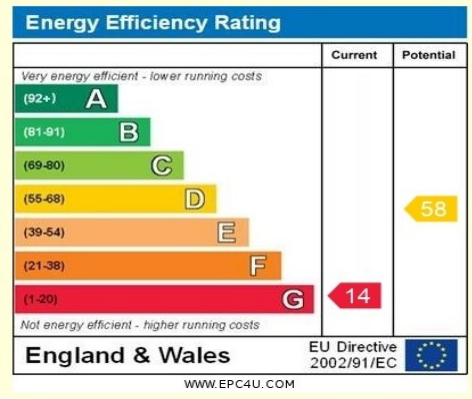
GROUND FLOOR
769 sq.ft. (71.5 sq.m.) approx.



1ST FLOOR
268 sq.ft. (24.9 sq.m.) approx.



TOTAL FLOOR AREA : 1038 sq.ft. (96.4 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* - C
- *Asking Price* - Guide Price £200,000
- *Tenure* - Freehold - This property is unregistered at Land Registry. By law this will need "First Registration" by the buyer on completion, for which there is an additional charge over and above the normal transfer charge payable to Land Registry. We also cannot rule out the possibility of additional fees being charged by your conveyancer. Please make early enquiries of your conveyancer before making a commitment to purchase.

Part B

- *Property Type* - 2/3 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 on a meter.
- *Sewerage* - Mains
- *Heating* - Open Fireplace in the Lounge.
- *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* - Detached 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.
- *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* - 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 (defined as the chance of flooding each year as less than 0.1%) 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) - G

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.

