



Kingfisher Drive, Houndstone, Yeovil, Somerset,
BA22 8GG.

Guide Price £290,000

Freehold

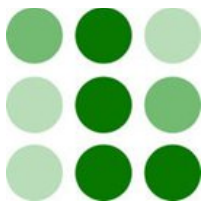
A well presented three bedroom end of terrace family home set in this popular residential location. The home benefits from gas central heating, UPVC double glazing, cloakroom, en-suite to the main bedroom, nice-sized enclosed rear garden and off road parking for two vehicles to the rear.

 **LACEYS
YEOVIL LTD**



Kingfisher Drive, Houndstone, Yeovil, Somerset, BA22 8GG

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



66 Kingfisher Drive, Houndstone, Yeovil, Somerset,
BA22 8GG



- A Well Presented Three Bedroom End Of Terrace Family Home
- Popular Residential Location
- Gas Central Heating
- UPVC Double Glazing
- Cloakroom
- En-Suite To Main Bedroom
- Nice Sized Enclosed Rear Garden
- Off Road Parking For Two 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

Frosted double glazed front door to the Entrance Hall.

Entrance Hall

Radiator. Luxury vinyl flooring. Stairs to the landing. Doors to the cloakroom & lounge.

Cloakroom

Comprising low flush WC. Pedestal wash basin. Radiator. Luxury vinyl flooring. Frosted UPVC double glazed window, front aspect.

Lounge 4.93 m x 3.86 m (16'2" x 12'8")

Radiator. TV point. Phone point. UPVC double glazed window, front aspect. Door to the Kitchen/Diner.

Kitchen/Diner 4.94 m x 3.25 m (16'2" x 10'8")

Well fitted kitchen comprising inset stainless steel single drainer, 1 1/2 bowl sink unit with mixer tap, rolltop worksurface with cupboards & drawers below. Built in oven & hob with extractor hood above. Recesses for washing machine & dishwasher, plumbing in place for both. Space for upright fridge/freezer. Wall mounted cupboards. Wall mounted Viessman combi boiler housed within a cupboard. Two trails of spotlights. Radiator. Space for table & chairs. Built in understairs cupboard. Luxury vinyl flooring. UPVC double glazed window, rear aspect. UPVC double glazed, double opening doors to the rear garden.

Landing

Hatch to loft space. Built in storage cupboard. Doors to all bedrooms & the family bathroom.

Bedroom One 3.53 m x 3.30 m (11'7" x 10'10")

Radiator. Built in double fronted wardrobe with mirror fronted sliding doors. UPVC double glazed window, front aspect. Door to the En-Suite.

En-Suite Shower Room

White suite comprising shower cubicle with wall mounted shower, tiled surround. Low flush WC. Pedestal wash basin. Radiator. Extractor fan. Luxury vinyl flooring. Frosted UPVC double glazed window, front aspect.

Bedroom Two 2.87 m x 2.77 m (9'5" x 9'1")

Radiator. UPVC double glazed window, rear aspect.

Bedroom Three 2.67 m x 2.11 m (8'9" x 6'11")

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

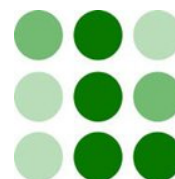
Family Bathroom 2.25 m x 1.84 m (7'5" x 6'0")

White suite comprising bath with mixer tap shower attachment, tiled surround. Pedestal wash basin. Low flush WC. Radiator. Luxury vinyl flooring. Frosted UPVC double glazed window, side aspect.

Outside

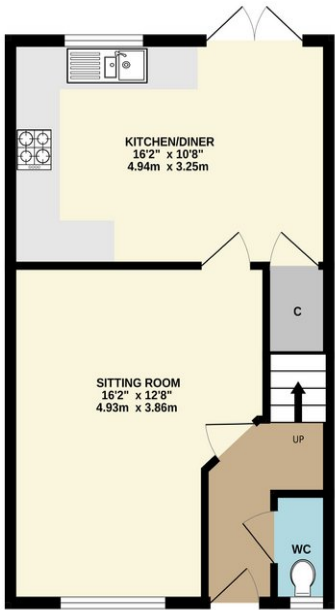
To the rear there is a nice sized enclosed rear garden comprising a paved patio area, outside tap, lawn area which extends to the side of the house. Two paved paths one that leads to a timber side gate, the other to a timber gate that provides access to the two parking spaces to the rear of the house. The garden is bounded by walling & fencing.

To the front there is a lawn area, bounded by walling & railings. Paved path to the front door.

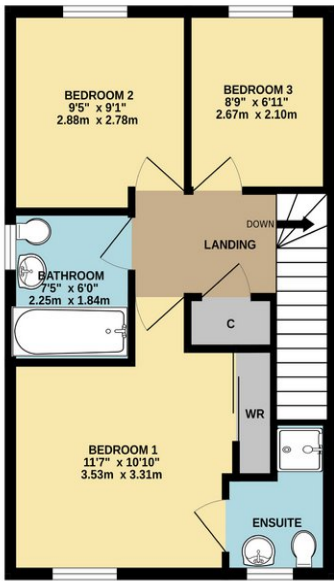


66 Kingfisher Drive, Houndstone, Yeovil, Somerset,
BA22 8GG

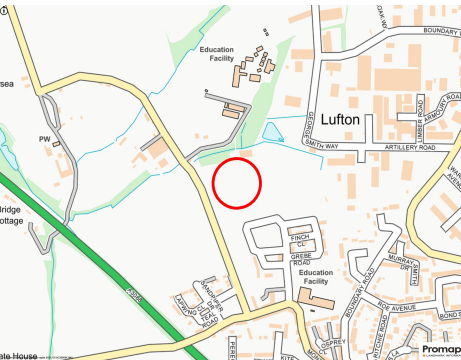
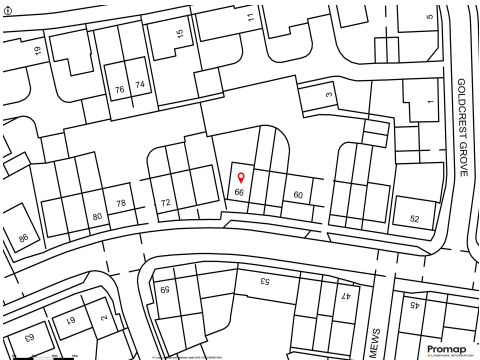
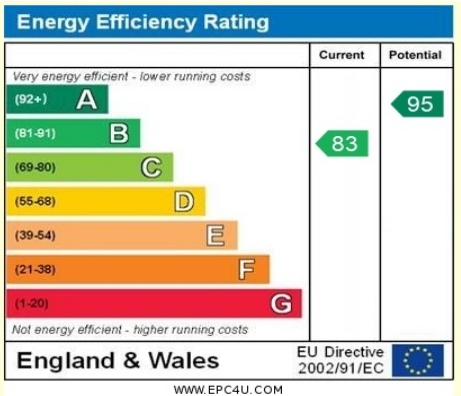
GROUND FLOOR
440 sq.ft. (40.8 sq.m.) approx.



1ST FLOOR
440 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA - 879 sq.ft. (81.7 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.
Made with Metropix C2025



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.

Photographs/Floor Plans
Photographs are reproduced for general information and it must not be inferred that any item is included for sale / to let with this property. Please note floor plans are not to scale and are for identification purposes only. The photographs used in these particulars may have been taken with the use of a wide angle lens. If you have any queries as to the size of the accommodation or plot, please address these with the agent prior to making an appointment to view.

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 £290,000
- *Tenure* - Freehold

Part B

- *Property Type* - 3 Bedroom End Terraced 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, on a Meter.
- *Sewerage* - Mains
- *Heating* - Gas Central Heating, Viessman combi boiler located in the kitchen that also heats the hot water.
- *Broadband* - Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advicefor-consumers/advice/ofcom-checker>.
- *Mobile Signal/Coverage* – Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>.
- *Parking* - Allocated off road parking for two vehicles to the rear of the 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. Restricted Covenants include; Not to use the Property for any purpose other than as a private residential dwelling. Not to use the property for any trade or business. Not to keep or feed or permit to be kept or fed on the Property any animals other than normal household domestic pets. Not to park or cause or suffer or permit to be parked any commercial vehicle (other than one not exceeding 5 meters in length and 2 meters in height), caravan, mobile home, camper van or boat on the Property between any building on the Property and the Estate Road. *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* - 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) - 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 31/03/2025. 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.