



Swallowcliffe Gardens, Yeovil, Somerset,
BA20 1DQ.

Guide Price £395,000

Freehold

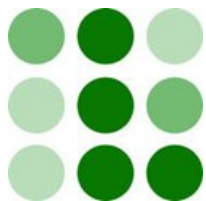
A well proportioned and well presented four bedroom, two reception room detached family home set in this convenient location close to the town centre & local amenities. The home benefits from gas central heating, UPVC double glazing, cloakroom, modern kitchen, en-suite to the main bedroom, modern shower room, enclosed rear/side garden areas, garage and off road parking.

 **LACEYS
YEOVIL LTD**



Swallowcliffe Gardens, Yeovil, Somerset

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30 Swallowcliffe Gardens, Yeovil, Somerset,
BA20 1DQ



- A Well Proportioned Four Bedroom Detached Family Home
- Well Presented Throughout
- Convenient Location Close To Town & Local Amenities
- Gas Central Heating
- UPVC Double Glazing
- Cloakroom
- Modern Kitchen
- En-Suite To Main Bedroom
- Modern Shower Room
- Enclosed Rear & Side Garden Areas

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

UPVC double glazed front door to Entrance Porch.

Entrance Porch

Frosted UPVC double glazed door to the Reception Hall.

Reception Hall

Radiator. Wooden flooring. Built in storage cupboard. Coved ceiling. Stairs up to the landing. Doors to cloakroom, lounge & dining room.

Cloakroom

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

Lounge 6.05 m x 3.30 m (19'10" x 10'10")

Built in stone fireplace with woodburner in situ, paved hearth. TV point. Two radiators. Coved ceiling. Wooden flooring. Two UPVC double glazed windows, front & rear aspects.

Dining Room 3.63 m x 3.63 m (11'11" x 11'11")

Radiator. Wooden flooring. Inset ceiling spotlights. Coved ceiling. UPVC double glazed window, rear aspect. Double doors to the Kitchen.

Kitchen 4.60 m x 2.77 m (15'1" x 9'1")

Modern well fitted kitchen comprising inset single drainer, single sink unit with mixer tap, rolltop work surface with a good range of cupboards & drawers below. Built in double oven, hob with extractor over. Recesses for washing machine & dishwasher plumbing in place for both. Space for upright fridge/freezer. Wall mounted cupboards. Vinyl flooring. Built in larder cupboard. Inset ceiling spotlights. Two UPVC double glazed windows, rear & side aspects, UPVC double glazed door to the side garden.

Landing

Hatch to loft space, also houses the combi boiler. Radiator. UPVC double glazed window, front aspect. UPVC double glazed door to the **Balcony 3.75m (12'4") x 1.37m (4'6")**. Doors to all bedrooms & the shower room.

Bedroom One 4.22 m x 3.30 m (13'10" x 10'10")

Radiator. Laminate flooring. Coved ceiling. UPVC double glazed window, front aspect. Door to the En-Suite Shower Room.

En-Suite Shower Room 3.30 m x 1.70 m (10'10" x 5'7")

Comprising walk in shower cubicle with wall mounted shower, tiled surround. Low flush WC. Wall mounted wash basin. Radiator. Heated towel rail. Tiled floor. Extractor fan. Inset ceiling spotlights. Frosted UPVC double glazed window, rear aspect.

Bedroom Two 3.66 m x 3.15 m (12'0" x 10'4")

Radiator. Two built in cupboards, TV point. Coved ceiling. UPVC double glazed window, rear aspect, with wooden shutters in situ.

Bedroom Three 3.65 m x 2.73 m (12'0" x 8'11")

Built in cupboard. Radiator. Cork flooring. Coved ceiling. UPVC double glazed window, front aspect, wooden shutters in situ.

Bedroom Four 2.78 m x 2.74 m (9'1" x 9'0")

Radiator. Coved ceiling. UPVC double glazed window, front aspect, wooden shutters in situ.

Shower Room 2.29 m x 1.70 m (7'6" x 5'7")

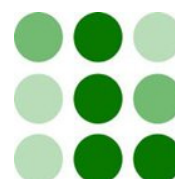
Modern well fitted shower room, comprising triple width walk in shower, wall mounted shower, oversized head, panelled surround. Coupled vanity sink unit & low flush WC. Extractor fan. Heated towel rail. Vinyl flooring. Shaver point. Frosted UPVC double glazed window, side aspect.

Outside

To the rear of the home there is an enclosed gravelled garden with mature plants & shrubs in situ. Bounded by fencing.

To the side of the house there is a further landscaped garden area which comprises a decked area with timber summerhouse in situ, gravelled, paved & flowerbed areas too. Outside tap. Outside light. The garden is bounded by fencing & walling with an Iron gate providing access from the drive.

To the front there is a further enclosed garden area, mix of gravelled areas and astroturf areas, bounded by fencing & walling. A gravelled drive provides off road parking for two vehicles, also access to the Garage - 4.23m (13'11") x 2.76m (9'1")

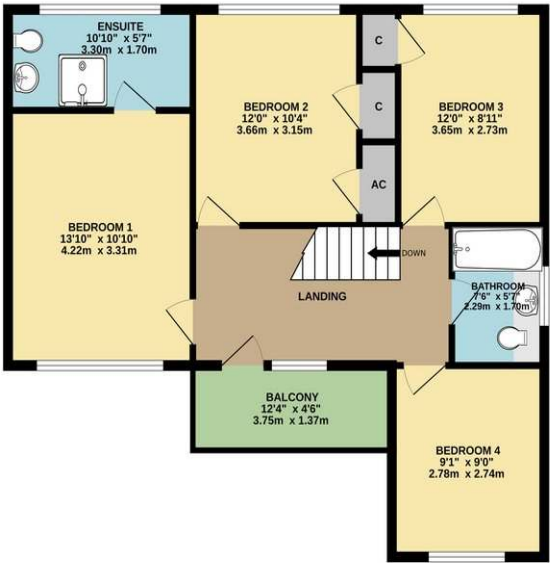


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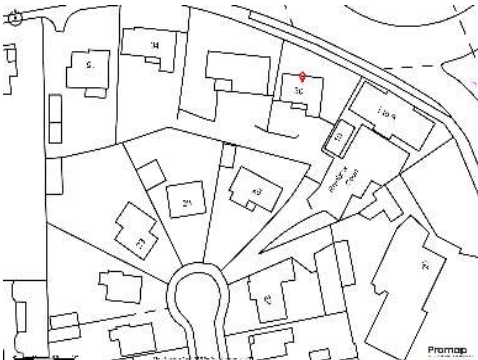
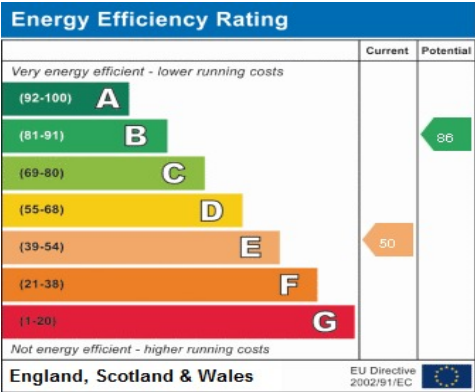
GROUND FLOOR
779 sq.ft. (72.4 sq.m.) approx.



1ST FLOOR
730 sq.ft. (67.8 sq.m.) approx.



TOTAL FLOOR AREA : 1509 sq.ft. (140.2 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* - E
- *Asking Price* - Guide Price £395,000
- *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, on a meter.
- *Sewerage* - Mains
- *Heating* - Gas Central Heating, combo boiler located in the loft that also heats the hot water. Woodburner in situ the lounge too.
- *Broadband* - Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-andinternet/advicefor-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 via driveway.

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) - E

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.