



Thornton Road, Yeovil, Somerset, BA21 3LD.

Guide Price £260,000

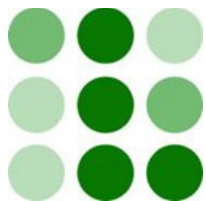
Freehold

A well proportioned two bedroom semi-detached bungalow set in a quiet position within easy reach of local amenities. The bungalow benefits from gas central heating, UPVC double glazing, enclosed rear garden, garage and off road parking. No Onward Chain.



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18 Thornton Road, Yeovil, Somerset, BA21 3LD



- A Well Proportioned Extended Two Bedroom Semi-Detached Bungalow
- Quiet Position, Easy Reach Of Local Amenities
- Gas Central Heating
- UPVC Double Glazing
- Nice Enclosed Rear Garden
- Garage
- Off Road Parking
- No Onward Chain
- Viewing Advised

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 Hall.

Entrance Hall

Radiator. Built in storage cupboard. Phone point. Doors to lounge, both bedrooms, shower room & separate WC, throughway to the study area.

Lounge 5.19 m x 3.66 m (17'0" x 12'0")

Radiator. TV point. Dado rail. Throughway to the dining area. Glazed door to the kitchen.

Dining Area 3.41 m x 3.04 m (11'2" x 10'0")

Radiator. Dado rail. UPVC double glazed window, rear aspect. Double glazed sliding patio doors to the rear garden.

Kitchen 3.25 m x 2.79 m (10'8" x 9'2")

Comprising inset stainless steel double drainer, single sink unit with mixer tap, tiled surround and rolltop worksurface with cupboards & drawers below. Space for cooker. Space for upright fridge/freezer. Wall mounted cupboard. Built in breakfast bar. Radiator. Spotlights. Vinyl flooring. UPVC double glazed window, rear aspect. Frosted UPVC double glazed door to outside on to the driveway.

Study Area 2.62 m x 2.44 m (8'7" x 8'0")

Radiator. UPVC double glazed window, front aspect. Recessed windowsill.

Bedroom One 4.04 m x 3.30 m (13'3" x 10'10")

Range of built in cupboards. Radiator. UPVC double glazed window, front aspect.

Bedroom Two 3.25 m x 2.77 m (10'8" x 9'1")

Radiator. UPVC double glazed window, side aspect.

Shower Room

Comprising triple width walk in shower cubicle with wall mounted shower, panelled surround. Pedestal wash basin. Radiator. Tiled floor. Frosted UPVC double glazed window, side aspect.

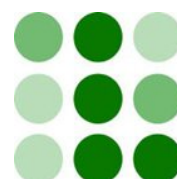
Separate WC

Comprising low flush WC. Tiled floor. Frosted UPVC double glazed window, side aspect.

Outside

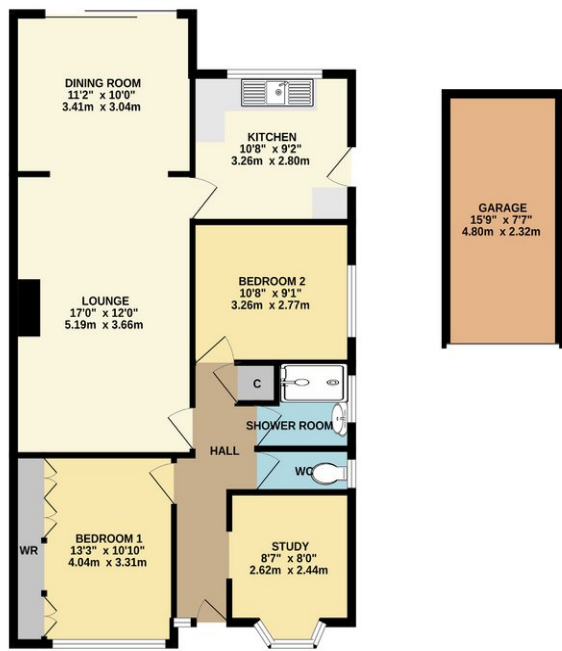
To the rear there is a nice sized enclosed rear garden that comprises of a paved patio area, outside tap, outside light. Lawn area with a range of mature plants & shrubs in situ. Further paved patio area to the far end of the garden. Greenhouse. Side door in to the garage. The garden is bounded by fencing, timber gate provides side access from the driveway.

To the front there is a lawn area, paved off road parking area. Outside light. Shared drive leads up to the **Garage - 4.80m (15'9") x 2.32m (7'7")** to the rear.

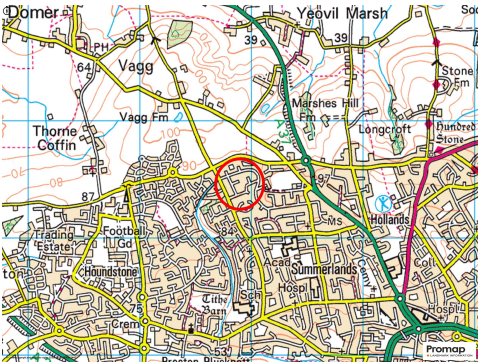
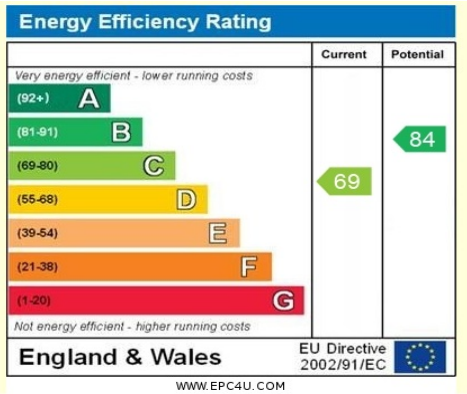


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GROUND FLOOR
962 sq.ft. (89.4 sq.m.) approx.



TOTAL FLOOR AREA: 962 sq.ft. (89.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, walls, stairs 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 condition or efficiency can be given.
Made with Hectoprint i2000



Please Note
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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 £260,000
- *Tenure* - Freehold

Part B

- *Property Type* - 2 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
- *Sewerage* - Mains
- *Heating* - Gas Central Heating, Combi Boiler located in the loft that also heats the hot water.
- *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* - 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. Restricted Covenants include; No trade, manufacture or business to be carried on upon the Premises. No caravan, house on wheels or any other portable structure adapted for use as a sleeping apartment on the Premises. No animals to be kept at the property other than domestic pets. *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) - 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 04/04/2025. 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.