



Plantagenet Chase, Yeovil, Somerset, BA20 2PP

Guide Price £325,000

Freehold

**A very well presented and well proportioned two bedroom detached bungalow set in this popular residential location, close to local amenities. The bungalow benefits from gas central heating, UPVC double glazing, shower room, enclosed rear garden, detached garage and off road parking for multiple vehicles. No Onward Chain.**



Plantagenet Chase, Yeovil, Somerset

Tel: 01935 425115 Email: [info@laceysyeovil.co.uk](mailto:info@laceysyeovil.co.uk)





85 Plantagenet Chase, Yeovil, Somerset, BA20 2PP



- A Very Well Presented Two Bedroom Detached Bungalow
- Well Proportioned Accommodation
- Popular Residential Location, Close To Amenities
- Gas Central Heating
- UPVC Double Glazing
- Shower Room
- 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 Hall.

### **Entrance Hall**

Phone point. Radiator. Hatch to loft space. Four built in storage cupboard, one of which houses the Vitodens combi boiler. Doors to lounge, kitchen, both bedrooms & the shower room.

### **Lounge 4.93 m x 3.33 m (16'2" x 10'11")**

Radiator. TV point. Phone point. Coved ceiling. Dimmer switch. UPVC double glazed window, front aspect.

### **Kitchen 3.33 m x 2.92 m (10'11" x 9'7")**

Comprising inset single drainer, single sink unit with mixer tap, tiled surround and rolltop worksurface with cupboards & drawers below. Built in oven & hob, extractor above. Recess for washing machine, plumbing in place. Recess for undercounter fridge. Wall mounted cupboards. Vinyl flooring. Radiator. Spotlights. UPVC double glazed window, rear aspect. Frosted UPVC double glazed door to the rear garden.

### **Bedroom One 3.63 m x 3.15 m (11'11" x 10'4")**

Radiator. Coved ceiling. UPVC double glazed window, front aspect.

### **Bedroom Two 3.39 m x 2.45 m (11'1" x 8'0")**

Radiator. Coved ceiling. UPVC double glazed window, rear aspect.

### **Shower Room 2.41 m x 2.34 m (7'11" x 7'8")**

Comprising walk in corner shower cubicle with wall mounted shower, tiled surround. Vanity sink unit. Low flush WC. Radiator. Coved ceiling. Vinyl flooring. Frosted UPVC double glazed window, rear aspect.

### **Outside**

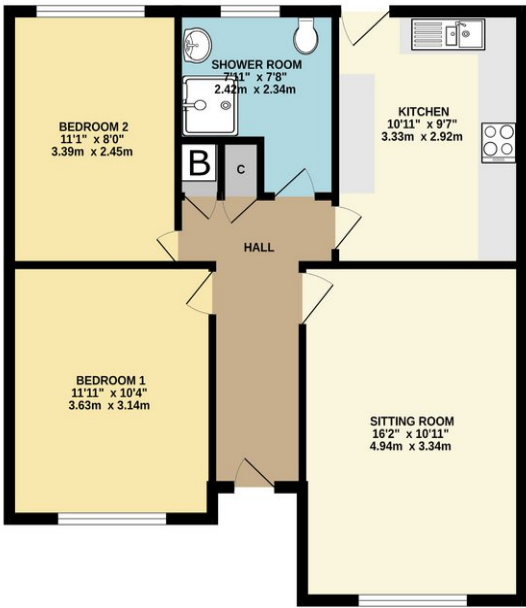
To the rear there is an enclosed rear garden, from the kitchen steps down to a paved patio area. Gravelled section. Outside tap. Outside light. Further step down to a lawn section and a further paved patio area. Well stocked flowerbeds. This first section is bounded by fencing & walling, Iron gate provides side access from the driveway. A gravelled pathway leads to a further section of garden, rockery areas well stocked with flowers & shrubs, this section is bounded by walling & fencing.

To the front there are lawn areas. Concrete drive provides off road parking for multiple vehicles & access to the Garage - Power & lighting in place.

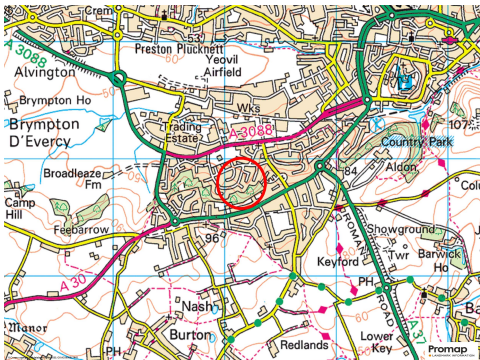
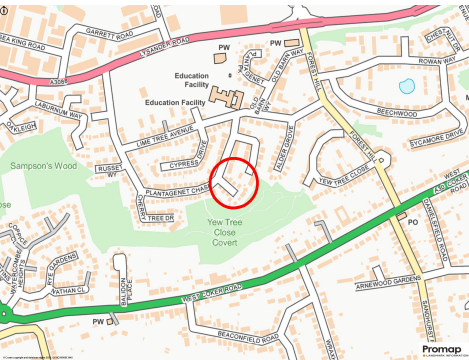
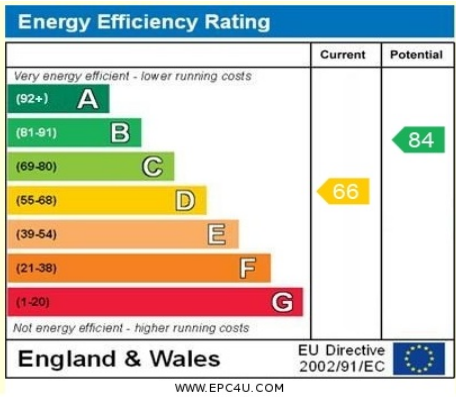


# 85 Plantagenet Chase, Yeovil, Somerset, BA20 2PP

GROUND FLOOR  
592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA: 592 sq.ft. (55.0 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 Neoprog 12/02



**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 £325,000
- *Tenure* - Freehold

### Part B

- *Property Type* - 2 Bedroom 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* - Gas Central Heating, combi boiler located in the cupboard in the Entrance Hall which 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 & 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. Restricted Covenants include; Not to use the property for any purpose other than a private dwellinghouse and to use the garage for the purpose of garaging a private motor car only. No hut, shed, caravan or house on wheels or other similar building or erection or boat shall be set up on or allowed to remain on the property. \*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 )* - 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 15/02/2024. 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.