



Brambling Mews, Houndstone, Yeovil,
BA22 8GP.

Guide Price £435,000

Freehold

A well presented & very well proportioned five bedroom detached family home set in a popular & convenient residential location close to local amenities. The home benefits from gas central heating, UPVC double glazing, cloakroom, en-suite to main bedroom, utility room, enclosed rear garden and a double garage.

 **LACEYS
YEOVIL LTD**



Brambling Mews, Houndstone, Yeovil, BA22 8GP

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- A Very Well Proportioned Five Bedroom Detached Family Home
- Popular & Convenient Location, Close To Local Amenities
- Double Garage
- Enclosed Rear Garden
- Gas Central Heating
- UPVC Double Glazing
- En-Suite To Main Bedroom
- Utility Room
- Cloakroom
- Family Bathroom + Additional Shower Room

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 Entrance Hall.

Entrance Hall

Radiator. Built in understairs cupboard. vinyl flooring. Stairs up to the First Floor Landing. Doors to the Cloakroom, Lounge & Kitchen/Breakfast Room.

Cloakroom

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

Lounge 6.10 m x 3.51 m (20'0" x 11'6")

Two radiators. TV point. Phone point. Coved ceiling. UPVC double glazed window, front aspect. UPVC double glazed, double opening doors to the rear garden.

Kitchen/Breakfast Room 6.10 m x 3.07 m (20'0" x 10'1")

Modern well fitted kitchen comprising inset stainless steel single drainer, 1 1/2 bowl sink unit with mixer tap, rolltop worksurface with a good range of cupboards & drawers below. Built in oven & hob with extractor hood over. Recess for dishwasher, plumbing in place. Space for upright fridge/freezer. Wall mounted cupboards. Space for table & chairs. Radiator. Vinyl flooring. Dual aspect UPVC double glazed windows. Throughway to the Utility Area.

Utility Area 2.03 m x 1.45 m (6'8" x 4'9")

Built in worktop with cupboard below. Recess for washing machine, plumbing in place. Recess for tumble dryer. Wall mounted cupboards. Wall mounted Ideal combi boiler. Vinyl flooring. Radiator. Frosted double glazed door to the rear garden.

First Floor Landing

Radiator. Built in storage cupboard. Doors to Bedrooms 1, 4 & 5 & the Family Bathroom.

Bedroom One 6.10 m x 3.10 m (20'0" x 10'2")

Two radiators. Dual aspect UPVC double glazed windows, outlook to the front aspect. Door to the En-Suite Shower Room.

En-Suite Shower Room 2.03 m x 1.45 m (6'8" x 4'9")

Comprising double width shower cubicle with wall mounted shower, tiled surround. Pedestal wash basin. Low flush WC. Extractor fan. Vinyl flooring. Frosted UPVC double glazed window, rear aspect.

Bedroom Four 3.53 m x 3.05 m (11'7" x 10'0")

Built in wardrobes. Radiator. UPVC double glazed window, rear aspect.

Bedroom Five 3.53 m x 2.39 m (11'7" x 7'10")

Radiator. UPVC double glazed window, front aspect with outlook.

Family Bathroom 2.24 m x 1.75 m (7'4" x 5'9")

White suite comprising bath with mixer tap, tiled surround. Pedestal wash basin. Low flush WC. Extractor fan. Radiator. Vinyl flooring. Frosted UPVC double glazed window, front aspect.

Second Floor Landing

Radiator. Doors to Bedrooms 2 & 3 & the Shower Room.

Bedroom Two 5.36 m x 3.53 m (17'7" x 11'7")

Two radiators. UPVC double glazed window, front aspect with outlook.

Bedroom Three 5.36 m x 3.12 m (17'7" x 10'3")

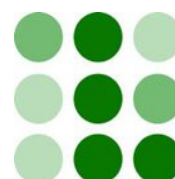
Two radiators. Built in cupboard. Hatch to roof space. UPVC double glazed window, front aspect with outlook.

Shower Room 2.58 m x 1.82 m (8'6" x 6'0")

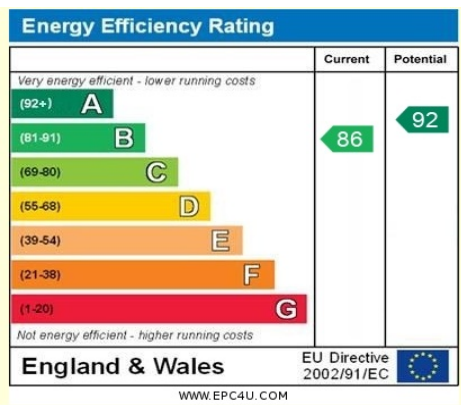
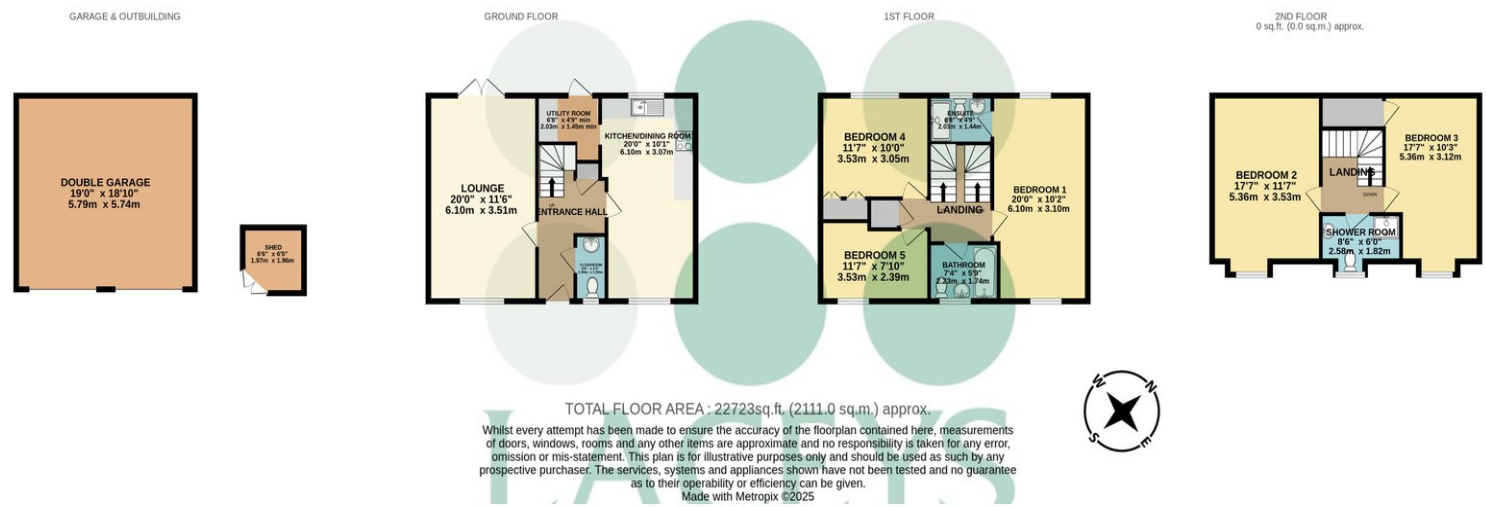
Comprising corner shower cubicle with wall mounted Mira Vie electric shower in situ, tiled surround. Pedestal wash basin. Low flush WC. Extractor fan. Radiator. Vinyl flooring. Frosted UPVC double glazed window, front aspect.

Outside

To the rear there is an enclosed garden comprising of a paved patio area which extends the width of the home. Outside tap. Outside light. Timber garden shed. Lawn area. Further paved patio area. The garden is bounded by walling with a timber gate providing side access from the front of the home. A further timber gate provides access to the rear, also access to the Double Garage - 5.79m (19') x 5.74m (18'10").



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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.

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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 £435,000
- *Tenure* - Freehold

Part B

- *Property Type* - 5 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
- *Sewerage* - Mains
- *Heating* - Gas Central Heating, Ideal combi boiler located in the Utility Area 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* - Double Garage to the rear of the home.

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. No 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. *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 10/04/2025. 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.