



Houndstone Close, Yeovil, Somerset, BA21 3RL

Guide Price £240,000

Freehold

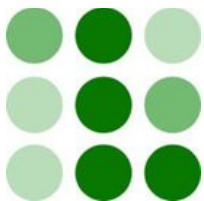
This two bedroom semi-detached bungalow is situated in a popular location within Abbey Manor Park and is offered for sale with no forward chain. The accommodation includes an entrance hallway, kitchen, living room, inner hallway with deep airing cupboard, two bedrooms, bathroom and a large conservatory. There is an attractive rear garden offering plenty of variety and interest which comes complete with both a shed and a greenhouse.

 **LACEYS
YEOVIL LTD**



Houndstone Close, Yeovil, Somerset

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3 Houndstone Close, Yeovil, Somerset, BA21 3RL



- Two Bedroom Semi-Detached Bungalow
- Large Conservatory
- Gas Central Heating
- Attractive Garden With Shed & Greenhouse
- Kitchen
- Bathroom
- No Forward 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 425115**.

The **ACCOMMODATION** comprises:

Side Garden

Beyond the front garden there is a useful gated side garden which is laid to patio and shingle with mature shrubs and is fully enclosed. A gate leads to the rear garden and door opens to the hallway.

Hallway

The hallway provides a pleasant welcome into the bungalow and provides the perfect space to hang coats. There is a portal style single glazed window to the front, a door to the sitting room and an opening to the kitchen. There is a ceiling light point and a gas fired heater (no longer in use-disconnected).

Kitchen 2.34 m x 2.16 m (7'8" x 7'1")

Fitted with a good selection of wall and base units with drawers and work surfaces above. There is space for a cooker, plumbing for a washing machine and space for a fridge/freezer. The stainless steel sink is conveniently situated under the side facing double glazed window. There is a strip light and the gas fired combination boiler can be found in here.

Sitting/Dining Room 5.42 m x 3.04 m (17'9" x 10'0")

With space for sitting and dining this room has a double glazed bow window overlooking the front of the property, a decorative light fitting and two radiators. A part glazed door opens to the inner hallway.

Inner Hallway

Doors open to both bedrooms, the bathroom and a rather useful, deep storage cupboard. There is a ceiling light point and access to the loft which is part boarded and accessed via a pull down ladder.

Bedroom One 3.06 m x 2.82 m (10'0" x 9'3")

A double room with a radiator and a ceiling light point. A double glazed window looks into the conservatory.

Bedroom Two 3.06 m x 2.57 m (10'0" x 8'5")

The second bedroom has a ceiling light point and a double glazed door which opens to the conservatory with side light window.

Conservatory 4.65 m x 2.34 m (15'3" x 7'8")

The conservatory feels spacious and light with double glazed windows overlooking the rear garden. There are sliding double glazed doors, a radiator and wall lamps.

Bathroom

Fitted with a panel enclosed bath with bath aid and electric shower, a pedestal wash basin and a low level WC. There is an enclosed ceiling lamp, a heated towel rail, wall mounted cupboard, open shelving and an obscured side facing double glazed window.

Rear Garden

The rear garden has been designed with ease of maintenance in mind yet still offers plenty of variety and interest. There is a patio which has brick built planters to the edges which offer some mature shrubs and trees, areas of shingle and a further patio. There is a greenhouse and a wooden shed. Gated access leads to the front side garden. There are various planted pots which will remain.

Front Of Property

There is ample driveway parking to one side whilst to the other there is an area of shingle with a circular paved area perfect for displaying pots or curios.



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GROUND FLOOR
609 sq.ft. (56.6 sq.m.) approx.

TOTAL FLOOR AREA: 609 sq.ft. (56.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. It is not intended that this floorplan should be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
Made with Metreplan 12/05

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | 90 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 70 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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

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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* - B
- *Asking Price* - Guide Price £240,000
- *Tenure* - Freehold

PART B

Property Type - 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- metered
- Sewerage - Mains
- Heating - Gas Central Heating- radiators in most rooms. Gas heater in hallway
- 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 - 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 premises other than as a private dwelling house. Not to carry on upon the premises any trade or business. Not to station on the premises any caravan, tent or other mobile dwelling intended for human habitation. Not to erect any gate fence post hedge wall or washing line or other structures lying in front of the property. Please note other covenants may apply.
- 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.
- Current Flood Risk - According to the Environment Agency Website the property is at very low risk of river, sea and surface water flooding. 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 08/04/2025. 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.