



Weston Street, East Chinnoek, Yeovil, Somerset,
BA22 9EQ

Guide Price £295,000

Freehold

A very well presented two bedroom detached cottage offering a mixture of character and modern updates set in this popular & convenient village location. The cottage benefits from double glazing, burner in situ in the lounge, modern shower room, lovely sized enclosed rear garden and off road parking to the front for two vehicles.

 **LACEYS
YEOVIL LTD**



Weston Street, East Chinnoek, Yeovil, Somerset, BA22 9EQ

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459 Weston Street, East Chinnock, Yeovil,
Somerset, BA22 9EQ



- Detached Cottage
- Rich in Character
- Two Double Bedrooms
- Living Room With Multi-Fuel Stove
- Kitchen-Breakfast Room
- Large Attractive Mature Garden
- Parking



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:

Porch

The property is accessed at the rear of the house and upon entry you are greeted with a pleasant entrance porch which provides the ideal space to kick off shoes and hang coats. Double doors open to the garden and a double glazed window faces the side. A stable door opens to the living room.

Living Room 4.29 m x 3.78 m (14'1" x 12'5")

Rich in charm and character but also surprisingly light. Double glazed windows face the rear and side of the property whilst an attractive Hamstone fireplace with inset multi-fuel burning stove and wooden mantel offers a nice focal feature to the room. There are exposed painted ceiling beams and an electric wall mounted heater. A door opens to the kitchen/dining room.

Kitchen-Breakfast Room 4.16 m x 4.16 m (13'8" x 13'8")

A sociable space which seamlessly combines rich character features with modern day convenience. There is a feature exposed Hamstone chimney breast with deep recess for furniture- power points in place. Like the sitting room this room is twin aspect with two double glazed windows facing the front of the property and a further double glazed window facing the side. There are a good selection of shaker style base units with a drawer and solid wood work surfaces above. The ceramic sink with mixer tap is conveniently situated under one of the two front facing windows and space is available for a washing machine and fridge/freezer. Our current owners have made good use of the under stairs cupboard and currently store their tumble dryer in here. Space is available for an electric cooker which has a chimney style hood above. Cottage style tiles to splash prone areas, exposed beams, heated towel rail and a rather attractive built in dresser.

Landing

Doors open to both the bedrooms and the shower room. There is access to the loft, a ceiling light point and a wall mounted electric heater.

Bedroom One 3.83 m x 3.22 m (12'7" x 10'7")

A good size double room with an airing cupboard housing the pressurised hot water cylinder. There is space for wardrobes and a double glazed window overlooks the front of the property.

Bedroom Two 3.91 m x 2.74 m (12'10" x 9'0")

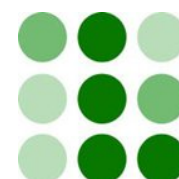
Currently laid out as a twin room the second bedroom has a double glazed window overlooking the rear garden. There is an exposed beam and the Hamstone chimney breast.

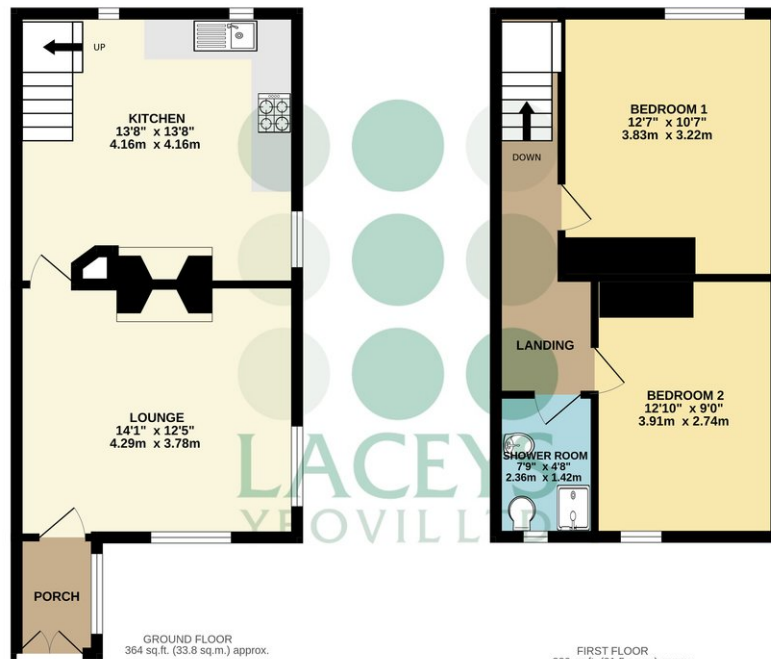
Shower Room

Well equipped and fitted with a good size shower enclosure with thermostatic shower, a wash basin with vanity unit beneath and a low level WC. There is tiling to splash prone area, an obscured rear facing double glazed window, a heated towel rail, an extractor fan and an enclosed ceiling lamp.

Outside

The property sits nicely back from the road with ample parking for two vehicles to the front whilst at the rear there is long garden which has been tastefully landscaped offering plenty of variety and interest. There is a large patio perfect for al-fresco dining with well stocked flower bed to one side. To the other side there is a wood store beyond which there is a substantial area of lawn within which there is octagon shaped area of decking. To the far end of the garden discreetly tucked away there is a summer house and shed with an area of shingle. Mature hedging borders the property.

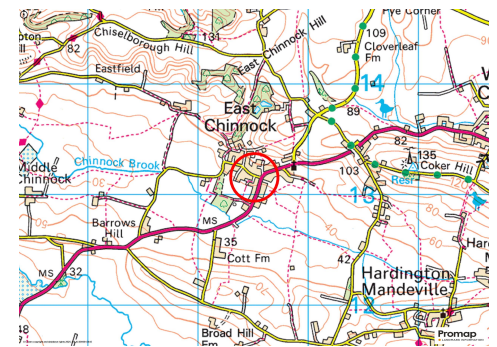
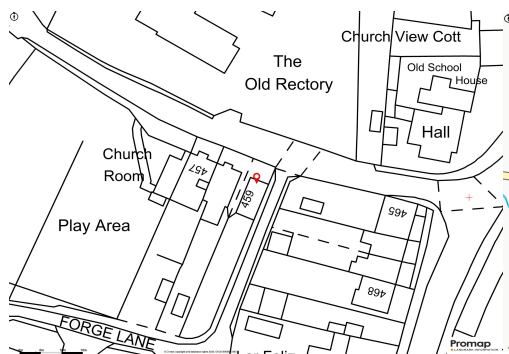
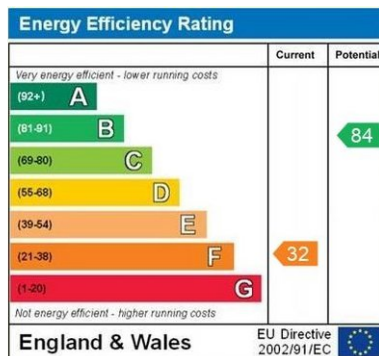




TOTAL FLOOR AREA: 703 sq.ft. (65.3 sq.m.) approx.

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 - C
- Asking Price - Guide Price £295,000
- Tenure - Freehold

PART B

- Property Type - Detached House
- Property Construction - Traditional
- Number And Types Of Rooms - Please see floorplan with all dimensions being maximum.
- Electricity Supply - Mains
- Water Supply - Mains
- Sewerage - Mains
- Heating - Wood burner. Electric Heaters
- Broadband - Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-andinternet/adviceforconsumers/advice/ofcom-checker>.
- Mobile Signal/Coverage – Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverag>
- Parking - Parking for 2 vehicles.

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; In addition to independent access to the left hand side of the property there is also a right of access to the right (looking from the front) over the pathway belonging to the neighbour.
- 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 Agencies Website the property is at Low Risk for River, Sea & 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) -F

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 21/04/2025. 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.