

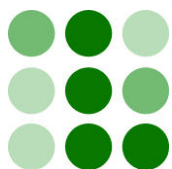


Highmere, Yeovil, BA22 8AL

Guide Price £300,000
FREEHOLD

A well proportioned and well presented three bedroom semi-detached family home set in this popular residential location. The home benefits from gas central heating, double glazing, cloakroom, modern kitchen, en-suite to main bedroom, enclosed rear garden, front garden, garage/workshop/ playroom & off road parking.

 **LACEYS**
YEOVIL LTD



7 Highmere, Yeovil, BA22 8AL



- A Very Well Presented Three Bedroom Semi-Detached Family Home
- Popular Residential Location
- En-Suite To Main Bedroom
- Enclosed Rear Garden
- Garage/Store/Playroom & Off Road Parking
- Gas Central Heating
- Double Glazing

www.rightmove.co.uk
www.primelocation.com
www.zoopla.co.uk

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**.

ACCOMMODATION

The **ACCOMMODATION** comprises:

Frosted double glazed front door to:

Entrance Hall

Radiator. Built in understairs cupboard. Laminate flooring. Stairs up to the landing. Doors to cloakroom, lounge & kitchen/diner.

Cloakroom

Low flush WC. Pedestal wash basin. Radiator. Laminate flooring. Frosted double glazed window, front aspect.

Lounge 5.40m (17'9") x 4.00m (13'1")

Built in feature fireplace focal point with tiled hearth and inset wooden beamed mantle over. TV point. Two radiators. Phone point. Double glazed window, front aspect. Double glazed, double opening doors to the rear garden.

Kitchen/Diner 4.65m (15'3") x 3.20m (10'6")

Modern well fitted kitchen comprising inset stainless steel single drainer, one & a half bowl sink unit with mixer tap, tiled surround and rolltop work surface with a good range of cupboards & drawers below. Built in oven, grill & hob with extractor hood above. Integrated dishwasher. Recess for washing machine, plumbing in place. Space for upright fridge/freezer. Wall mounted cupboards. Wall mounted Glowworm boiler, housed in a cupboard. Space for table & chairs. Radiator. Laminate flooring. Double glazed window, rear aspect, Double glazed, double opening doors to the rear garden.

Landing

Hatch to loft space - pull down ladder, part boarded. Built in airing cupboard with hot water tank in situ. Radiator. Double glazed window, front aspect. Doors to all bedrooms & the main bathroom.

Bedroom One 4.20m (13'9") x 3.59m (11'9")

Radiator. Double glazed window, rear aspect. Door to en-suite shower room.

En-Suite Shower Room

Comprising double width shower cubicle with a wall mounted Mira Sport electric shower in situ, tiled surround. Pedestal wash basin. Low flush WC. Heated towel rail. Shaver point. Extractor fan. Laminate flooring. Frosted double glazed window, front aspect.

Bedroom Two 3.27m (10'9") x 3.02m (9'11")

Radiator. Double glazed window, rear aspect.

Bedroom Three 3.02m (9'11") x 2.31m (7'7")

Radiator. Double glazed window, front aspect.

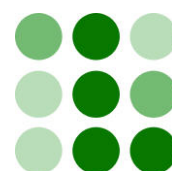
Bathroom

White suite comprising bath with wall mounted Mira Sport electric shower over, tiled surround. Pedestal wash basin. Low flush WC. Heated towel rail. Extractor fan. Shaver point. Laminate flooring. Frosted double glazed window, rear aspect.

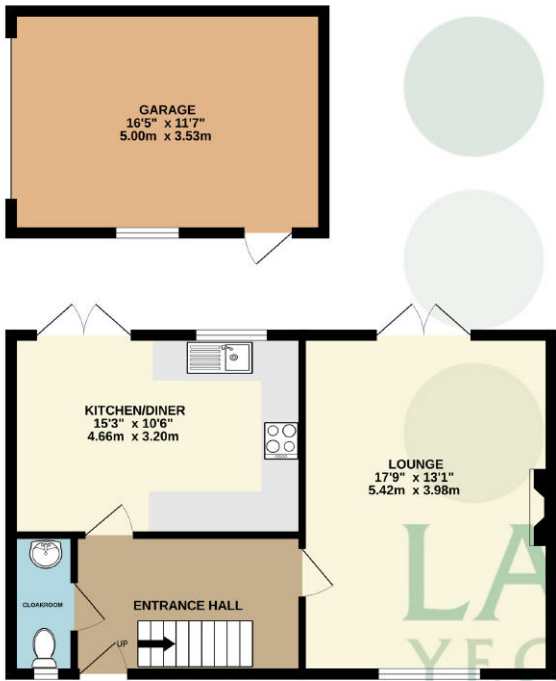
Outside

The rear garden comprises a paved patio area that extends the width of the house, outside light, outside tap. Raised lawn area. The garden is bounded by fencing, timber gate provides rear access and access to the parking area. Double glazed door provides access to the **Garage/Store/Playroom 5.00m (16'5") x 3.53m (11'7")** - Power & lighting in place. Parking in front of the garage.

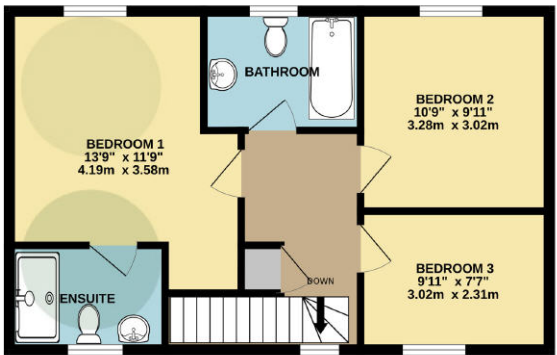
To the front of the home there is a further gravelled front garden bounded by sleepers & walling. Shared path to the front door. Outside light.



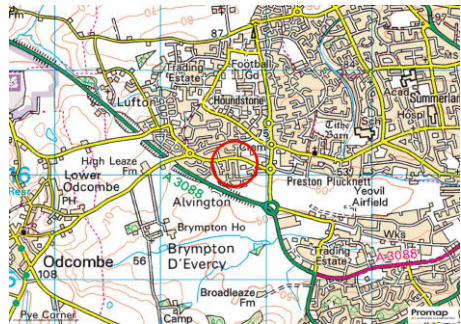
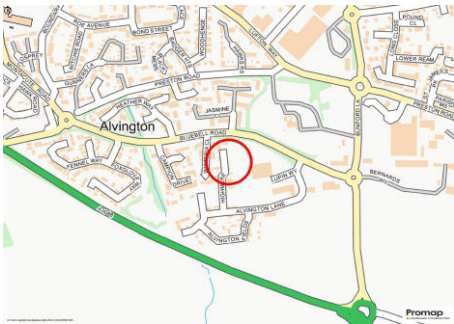
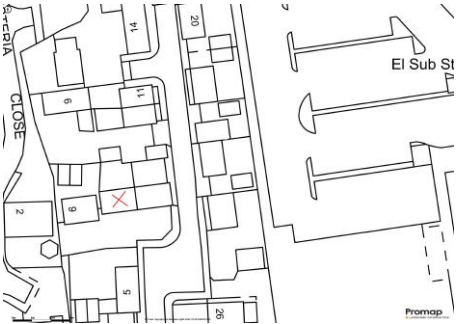
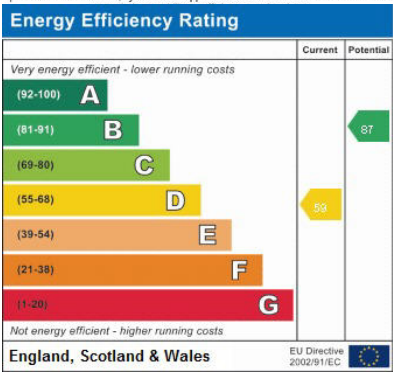
GROUND FLOOR



1ST FLOOR



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



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* - D
- *Asking Price* - Guide Price £300,000
- *Tenure* - Freehold

Part B

- *Property Type* - 3 Bed Semi-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 boiler located in the kitchen, hot water tank in the airing cupboard providing the hot water.
- *Broadband* - Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>.
- *Mobile Signal/Coverage* – Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>.
- *Parking* - Off road parking on a drive and a garage (currently used as a store/playroom).

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 carry out any trade or business at the property. Not to park any caravan, boat or trailer, except inside a garage. Not to keep or suffer or permit to be kept on the property any poultry, pigs, pigeons or noisy offensive or dangerous birds and animals. *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* - 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%)
- *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 25/04/2025. 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.