



High Lea, Yeovil, Somerset, BA21 4PF

Guide Price £254,500

Freehold

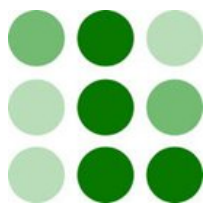
A well proportioned two bedroom semi-detached bungalow set in this convenient location close to local amenities. The bungalow benefits from gas central heating, UPVC double glazing, enclosed rear garden, garage and off road parking.

 **LACEYS
YEOVIL LTD**



High Lea, Yeovil, Somerset, BA21 4PF

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36 High Lea, Yeovil, Somerset, BA21 4PF



- A Two Bedroom Semi-Detached Bungalow
- Well Proportioned Accommodation
- Convenient Location Close To Local Amenities
- Gas Central Heating
- UPVC Double Glazing
- Enclosed Rear Garden
- Garage
- Off Road 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 425 115**.

Accommodation Comprises

Frosted double glazed front door to the Entrance Hall.

Entrance Hall

Radiator. Built in storage cupboard. Hatch to loft space. Doors to the lounge, both bedrooms & the bathroom.

Lounge 4.37 m x 3.48 m (14'4" x 11'5")

Radiator. TV point. Coved ceiling. Throughway to the dining area. Glazed door to the kitchen.



Dining Area 3.63 m x 1.80 m (11'11" x 5'11")

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

Kitchen 3.02 m x 2.51 m (9'11" x 8'3")

Comprising inset stainless steel single drainer, 1 1/2 bowl sink unit with mixer tap, tiled surround & rolltop work surface with cupboards & drawers below. Built in oven & hob, extractor above. Recess for washing machine, plumbing in place. Space for upright fridge/freezer. Wall mounted cupboards. Wall mounted Worcester combi boiler. Radiator. Coved ceiling. Phone point. UPVC double glazed window, side aspect. Glazed door to rear porch.



Rear Porch

Vinyl flooring. UPVC double glazed window, side/rear aspect. UPVC double glazed door to the rear garden.

Bedroom One 3.17 m x 3.02 m (10'5" x 9'11")

Two radiators. UPVC double glazed window, front aspect.

Bedroom Two 3.23 m x 3.02 m (10'7" x 9'11")

Radiator. Built in airing cupboard with radiator in situ. Built in storage cupboard. UPVC double glazed window, front aspect.



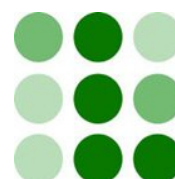
Bathroom 2.04 m x 1.84 m (6'8" x 6'0")

Suite comprising bath with wall mounted Mira Advance electric shower in situ, tiled surround. Pedestal wash basin. Low flush WC. Tiled walls. Radiator. Vinyl flooring. Extractor fan. Wall mounted hetflo electric heater. Frosted UPVC double glazed window, side aspect.

Outside

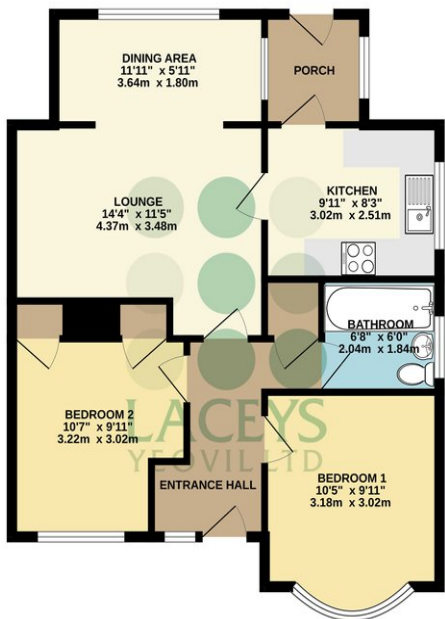
To the rear there is a well presented low maintenance garden comprising paved & gravelled areas, well stocked with various plants & shrubs in situ and enjoying a good degree of privacy. The garden is enclosed by fencing. Door provides side access in to the garage.

To the front there is a paved driveway which provides off road parking for a couple of vehicles, flowerbeds bordering and bounded by walling. Shared drive between the bungalows provides access to the Garage - Up & over door, power & lighting in place.

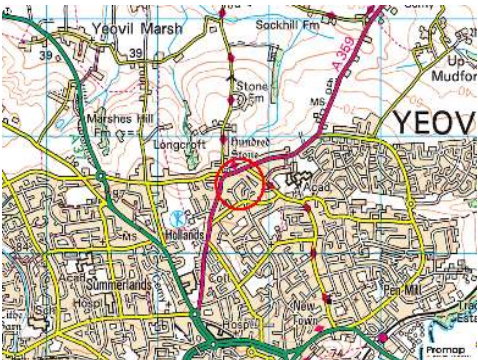
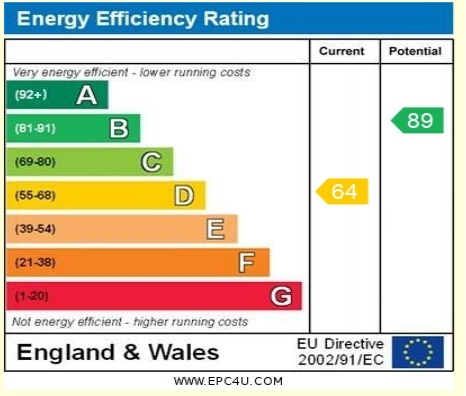


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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plans, 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 operation or remaining life can be given.
Made with Netplan 12020



Please Note
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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 £254,500
- *Tenure* - Freehold

Part B

- *Property Type* - 2 Bedroom 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, on a meter.
- *Sewerage* - Mains
- *Heating* - Gas Central Heating, Worcester combi boiler located in the kitchen that also heats 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* - 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; No trade or business at 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 (defined as the chance of flooding each year as less than 0.1%) and LOW RISK from Surface Water (defined as the chance of flooding each year as between 0.1% and 1%). For detailed checks please visit the 'Long Term Flood Risk' on the government website. 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 30/04/2025. 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.