

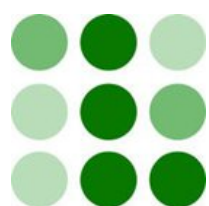


Raleigh Road, Wyndham Park, Yeovil, Somerset,
BA21 5FG

Guide Price £200,000

Freehold

A well presented and well proportioned two bedroom terraced home set in a tucked away position on the popular Wyndham Park development. The home benefits from gas central heating, UPVC double glazing, cloakroom, en-suite to main bedroom, enclosed rear garden and allocated off road parking for two vehicles.

 **LACEYS
YEOVIL LTD**



Raleigh Road, Yeovil, Somerset, BA21 5FG

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6 Raleigh Road, Wyndham Park, Yeovil, Somerset,
BA21 5FG



- A Well Proportioned Two Bedroom Terraced Home
- Popular Wyndham Park Development
- Tucked Away Position
- Gas Central Heating
- UPVC Double Glazing
- En-Suite To Main Bedroom
- Cloakroom
- Enclosed Rear Garden
- Two Allocated Parking Spaces

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. Doors to the cloakroom & lounge. Archway through to the kitchen.

Cloakroom

Comprising low flush WC. Pedestal wash basin. Radiator. Vinyl flooring. Extractor fan. Frosted UPVC double glazed window, front aspect.

Lounge 5.80 m x 3.92 m (19'0" x 12'10")

Two radiators. TV point. Understairs recess. Stairs up to the landing. UPVC double glazed, double opening doors to the rear garden.

Kitchen 3.12 m x 1.90 m (10'3" x 6'3")

Comprising inset stainless steel single drainer, single sink unit with mixer tap, rolltop work surface with cupboards & drawers below. Built in oven & hob, extractor above. Recess for washing machine plumbing in place. Recess for upright fridge/freezer. Wall mounted cupboards. Wall mounted Potterton boiler housed in a cupboard. Vinyl flooring. UPVC double glazed window, front aspect.

Landing

Hatch to loft space. Doors to both bedrooms & the main bathroom.

Bedroom One 4.58 m x 3.93 m (15'0" x 12'11")

Two built in cupboards. Built in airing cupboard. Radiator. UPVC double glazed window, rear aspect. Door to the en-suite.

En-Suite Shower Room

Comprising shower cubicle with wall mounted Mira Jump electric shower in situ, tiled surround. Pedestal wash basin. Low flush WC. Shaver point. Extractor fan. Vinyl flooring.

Bedroom Two 3.94 m x 2.59 m (12'11" x 8'6")

Radiator. UPVC double glazed window, front aspect.

Bathroom

White suite comprising bath with mixer tap, tiled surround. Pedestal wash basin. Low flush WC. Extractor fan. Radiator. Vinyl flooring.

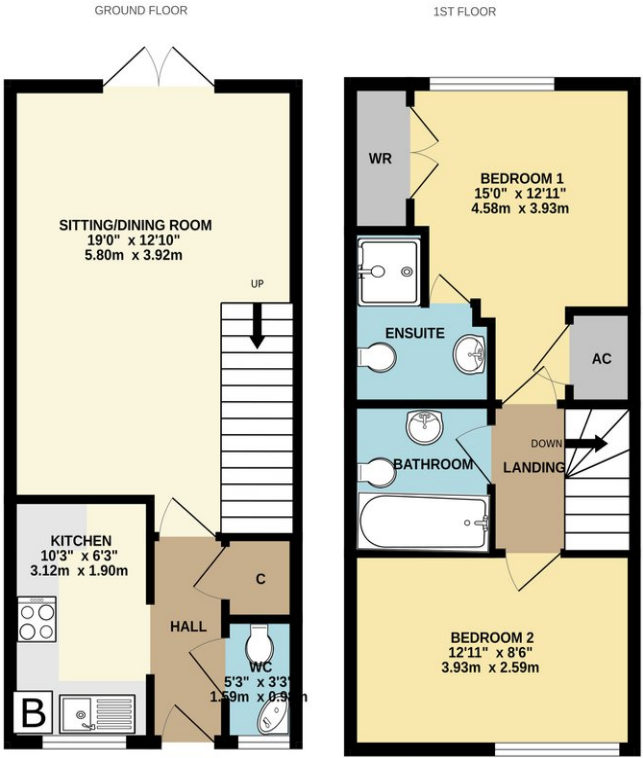
Outside

To the rear there is an enclosed garden, comprising paved patio area, astro area, various plants & shrubs in situ. The garden is bounded by fencing, timber gate provides rear access and also leads to the tandem two parking spaces.

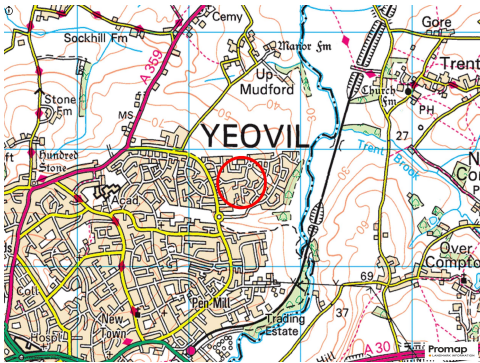
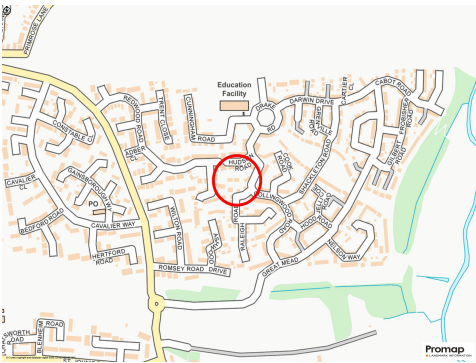
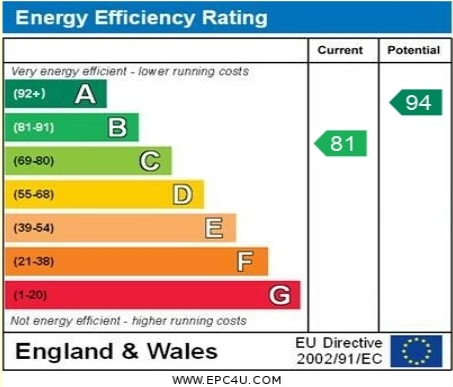
To the front there are gravelled sections with shrubs in situ. Lawn area. Path leads to the front door, entrance canopy above.



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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* - B
- *Asking Price* - Guide Price £200,000
- *Tenure* - Freehold - There is an Estate Charge of £61.85 every 6 months to Meadfleet Open Space Management.

Part B

- *Property Type* - 2 Bedroom Terraced 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, Potterton boiler located in the kitchen.
- *Broadband* - Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advicefor-consumers/advice/ofcom-checker>. Currently Fullfibre.
- *Mobile Signal/Coverage* – Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>.
- *Parking* - Allocated parking to the rear for two 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; Property not to be used for any trade, business or manufacture. Property to be used as a single private dwellinghouse for the use of one and not more than one family. Not to park any heavy goods vehicle, commercial vehicle, caravan, boat, trailer or other similar type of vehicle on any part of the property, or on any part of the Estate. No keeping or breeding of any poultry birds or animals other than the keeping (but not breeding) of not more than 2 domestic pets.*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. 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 01/05/2025. 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.