



Neathem Road, Yeovil, Somerset, BA21 4SE.

Guide Price £325,000

Freehold

**A well proportioned three bedroom, two reception room detached bungalow set in a tucked away position on a generous plot that enjoys good privacy. The bungalow benefits from gas central heating, UPVC double glazing, very nice sized enclosed wrap around garden, larger than average garage and off road parking for multiple vehicles. No Onward Chain.**

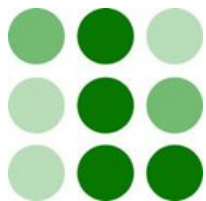
 **LACEYS  
YEOVIL LTD**



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33 Neathem Road, Yeovil, Somerset, BA21 4SE



- A Well Proportioned Three Bedroom Detached Bungalow
- Tucked Away Position, Close To Local Amenities
- Generous Wrap Around Plot
- Two Reception Rooms
- Gas Central Heating
- UPVC Double Glazing
- Larger Than Average Garage
- Off Road Parking For Multiple Vehicles
- Viewing Is Advised To Fully Appreciate The Bungalow & Plot
- No Onward Chain
- Cherished Family Home For Over 60 Years



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 UPVC double glazed front door to the Entrance Hall.

### Entrance Hall

Two radiators. Built in double fronted airing cupboard which houses the hot water tank. Built in storage cupboard. Phone point. Hatch to loft space. Coved ceiling. Doors to lounge, kitchen, all three bedrooms & the bathroom.

### Lounge 3.97 m x 3.73 m (13'0" x 12'3")

Built in fireplace with a gas fire in situ, tiled hearth, surround and mantle. TV point. Two radiators. Coved ceiling. Two UPVC double glazed windows, front & side aspects. Throughway with sliding doors in place to the dining room.

### Dining Room 3.68 m x 2.74 m (12'1" x 9'0")

Two radiators. Coved ceiling. UPVC double glazed window, side aspect. Double glazed sliding patio doors to the rear garden. Door to the kitchen.

### Kitchen 3.76 m x 3.07 m (12'4" x 10'1")

Comprising inset stainless steel single drainer, 1 1/2 bowl sink unit with mixer tap, tiled surround and rolltop worksurface with cupboards & drawers below. Recess for cooker. Recesses for washing machine & dishwasher, plumbing in place for both. Integrated undercounter fridge & freezer in situ. Wall mounted cupboards. Wall mounted Vaillant boiler. Radiator. Two built in larder cupboards. Coved ceiling. UPVC double glazed window, rear aspect. Frosted double glazed door to the rear garden.

### Bedroom One 4.14 m x 3.10 m (13'7" x 10'2")

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

### Bedroom Two 4.09 m x 2.77 m (13'5" x 9'1")

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

### Bedroom Three 2.79 m x 2.69 m (9'2" x 8'10")

Radiator. UPVC double glazed window, front aspect.

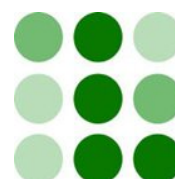
### Bathroom

Four piece suite comprising a bath with wall mounted shower in situ, tiled surround. Pedestal wash basin. Low flush WC. Bidet. Radiator. Wall mounted Dimplex electric heater. Frosted UPVC double glazed window, rear aspect.

### Outside

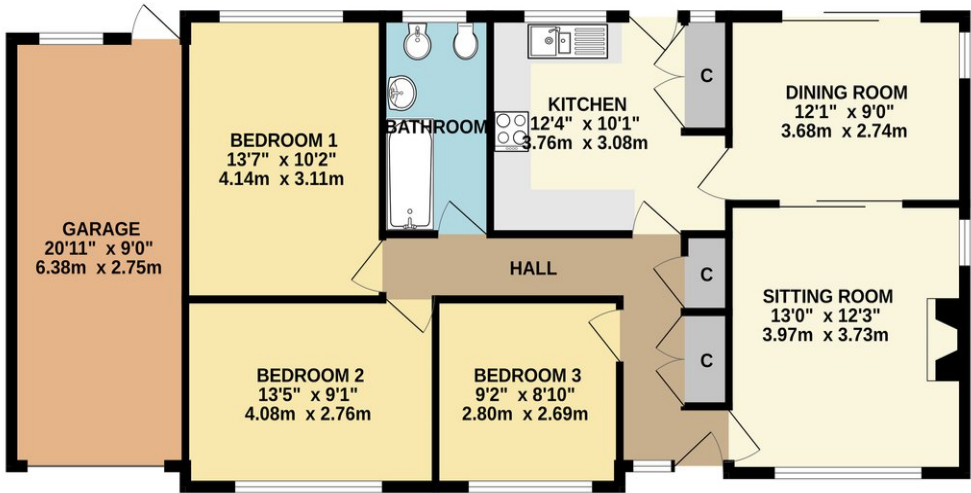
To the rear/side of the bungalow is one of the main features, the enclosed lovely sized garden, comprising lots of lawn area with mature shrub & trees in situ, stocked flowerbeds in situ Outside tap. Outside light. Timber garden shed. The garden is bounded by fencing & hedging and enjoys a good degree of privacy. The garden can be reached from both sides of the bungalow from the front. UPVC door provides rear access in to the Garage.

To the front there is a tarmac drive which provides off road parking for multiple vehicles, also access to the Garage - 6.38m (20'11") x 2.75m (9') - up & over door, power & lighting in situ. The front is bounded by fencing, with double opening Iron gates providing access to the drive.

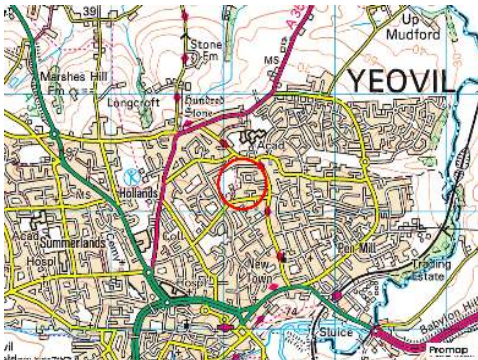
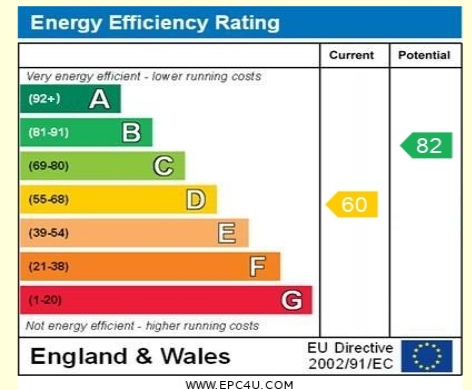




GROUND FLOOR  
1078 sq.ft. (100.2 sq.m.) approx.



TOTAL FLOOR AREA : 1078 sq.ft. (100.2 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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**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* - D
- *Asking Price* - Guide Price £325,000
- *Tenure* - Freehold

### Part B

- *Property Type* - 3 Bedroom 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 Vaillant boiler located in the Kitchen. Hot water tank located in the airing cupboard in the Entrance Hall that 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 upon 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 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.
- *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 16/04/2025. 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.