



Hendford Hill, Yeovil, Somerset, BA20 2QN

£250,000

Freehold

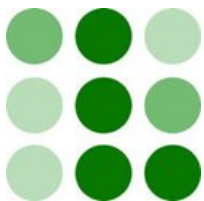
This rather spacious end of terrace house is conveniently situated for the town centre and is offered for sale with no forward chain. The accommodation includes a porch, hallway, twin aspect reception room with shower room, rear reception room and fitted kitchen. On the first floor there are two good size double bedrooms, a cosy double room and the room in which to house a bathroom whilst on the top floor there is a further bedroom with shower and basin. Outside there is a low maintenance garden. The property would make a perfect home for those looking for space or potentially to be converted into a HMO subject to the necessary consents and current legislation (we have not checked if this area is considered suitable)

 **LACEYS**
YEOVIL LTD



12-14 Hendford, Yeovil, Somerset, BA20 1TE

Tel: 01935 425115 Email: info@laceysyeovil.co.uk



71 Hendford Hill, Yeovil, Somerset, BA20 2QN



- End Of Terrace House
- Four Bedrooms
- Large Double Aspect Reception Room With Shower Room Off
- Rear Reception Room
- Fitted Kitchen
- Low Maintenance Garden
- No Forward Chain

The **ACCOMMODATION** comprises:

Porch

Upon entering the property you are greeted with a porch which provides the perfect space to hang coats. A part glazed doors opens to the hallway.

Hallway

Doors open to the two reception rooms and stairs provide access to the first floor. There are two ceiling light points and a radiator.

Sitting Room/Bedroom 7.32 m x 3.82 m (24'0" x 12'6")

Currently being used as a bedroom this twin aspect room has a double glazed bay window to the front and a double glazed window overlooking the garden. There is a wall lamp and a radiator.

Shower Room

Accessed from the front reception room and fitted with a shower, wash basin and WC. There is an enclosed ceiling light point and an extractor fan.

Sitting Room 3.98 m x 3.01 m (13'1" x 9'11")

Conveniently situated between the hallway and the kitchen and currently being used as a sitting room. Two double glazed windows overlook the side of the property. There is a ceiling light point and a radiator.

Kitchen 3.40 m x 2.90 m (11'2" x 9'6")

Fitted with a selection of wall and base units with drawers and work surfaces above. There is a range style cooker with extractor fan above and space is available for a washing machine and dishwasher. The stainless steel sink with mixer tap is conveniently situated under the side facing double glazed window. A tall unit houses the gas fired combination boiler. A double glazed window overlooks the rear garden and a double glazed door provides access. There is track spot lighting.

First Floor Landing

Doors open to all three first floor bedrooms and the room which should be the bathroom. There is a ceiling light point and stairs which lead to the second floor landing.

Bedroom One 3.79 m x 3.37 m (12'5" x 11'1")

A nice size double room with feature fireplace with surround and mantel. There is a ceiling light point, a radiator and a double glazed window overlooking the rear garden.

Bedroom Two 3.72 m x 3.34 m (12'2" x 10'11")

A further good size double bedroom with two double glazed windows overlooking the front of the property. There is a radiator, a ceiling light point and a pedestal wash basin

Bedroom Three 4.01 m x 3.05 m (13'2" x 10'0")

A cosy double room or good size single room. There is a double glazed window to the rear, a radiator and a ceiling light point.

Bathroom

Plumbing in place for a bathroom to be re-instated. Please note there are currently no floor boards in this room. The seller believes that works to the joists will be needed prior to laying floorboards. We suggest that you engage with a suitable surveyor/builder to offer an opinion regarding this. A double glazed window faces the front of the property.

Second Floor Landing

A door opens to Bedroom Four and eaves storage. There is a ceiling light point.

Bedroom Four 7.68 m x 4.01 m (25'2" x 13'2")

A large double room with double glazed windows overlooking the front and rear of the property. There is access to eaves storage whilst to one side there is a shower cubicle and pedestal wash basin. Access is available to the loft. Pine wardrobes and television unit will remain.

Outside

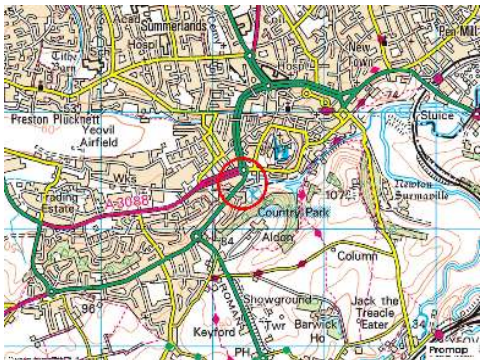
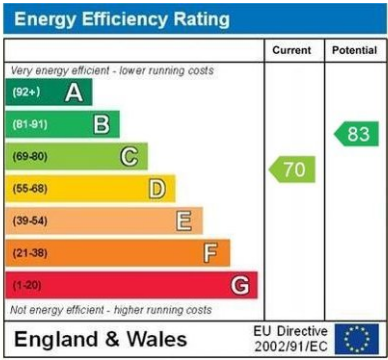
The property is accessed via a wrought iron gate with mature hedge to one side whilst to the rear the garden has been designed with ease of maintenance in mind and is brick paved, perfect for the display of pots and al-fresco dining. Mature walls surround the garden with gated rear access. We understand that there is pedestrian right of access over a pathway to the rear beyond the gate of the rear garden of which the buyers of 71 Hendford Hill will have access.



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TOTAL FLOOR AREA: 1588 sq.ft. (147.2 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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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 £250,000
- Tenure -Freehold
- Spray foam insulation has been installed. We understand that obtaining a mortgage could therefore prove difficult. If a mortgage is required we ask that you consult your lender/broker specifically about this matter ideally before viewing and certainly before placing any offer on the property. Please note whilst there is a working shower room on the ground floor, caution needs to be shown when viewing what should be the family bathroom on the first floor. There are no floorboards and the seller believes works are needed to the joists- we recommend you obtain a survey to confirm what issues there might be or consult with a builder.

PART B

- Property Type - End Of Terrace 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, SOLAR PANELS OWNED & FITTED.
- Water Supply - Mains
- Sewerage - Mains
- Heating - Gas Combi Boiler- cupboard in kitchen
- Broadband - Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/adviceforconsumers/advice/ofcom-checker>.
- Mobile Signal/Coverage – Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>.
- Parking - There is no parking with this property. We understand that our seller currently pays for a permit to park in a local public house carpark. We are unsure if this arrangement can be made to the incoming purchaser and we suggest that you make your own enquiries.

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.
- 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 VERY LOW RISK or 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 - We understand in 2012 planning was granted for the erection of 13 No. flats with associated parking and new vehicular access (GR 355250/115385) 73-77 Hendford Hill Yeovil Somerset BA20 2QN Ref. No: 12/00236/FUL
- Accessibility/ Adaptations - N/A
- Coalfield Or Mining Area - N/A
- Energy Performance Certificate (EPC Rating) -C

Other Disclosures

Please note that this property is located in a conservation area.

There is currently a large sign bracket on the side of the property for which our client receives an income. Further information is available from our office.

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 29/04/2025. However, such information could change after compilation of the data, so Lacey's cannot be held liable for any changes post compilation or any accidental errors or omissions. Furthermore, Lacey's 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.