



Hood Road, Wyndham Park, Yeovil, Somerset,  
BA21 5EN

Guide Price £170,000

Freehold

**A well presented one bedroom coach house set on the popular Wyndham Park development that enjoys views to the rear aspect. The home benefits from gas central heating, UPVC double glazing and a garage. Good opportunity for First Time Buyer(s).**

 **LACEYS  
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2 Hood Road, Wyndham Park, Yeovil, Somerset,  
BA21 5EN



- A Well Presented One Bedroom Coach House
- Popular Wyndham Park Development
- Well Proportioned Accommodation
- Views To The Rear Aspect
- Gas Central Heating
- UPVC Double Glazing
- Garage + Internal Store Room
- Good Opportunity For First Time Buyer(s)
- Internal Viewing Advised



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**

Double glazed front door to the Entrance Lobby.

### **Entrance Lobby**

Radiator. Stairs up to the Landing.

### **Landing**

Built in storage cupboard. Hatch to loft space. UPVC double glazed window, rear aspect with outlook. Doors to the lounge, bedroom & bathroom.

### **Lounge 5.69 m x 3.76 m (18'8" x 12'4")**

TV point. Phone point. Radiator. Two UPVC double glazed windows, both front aspects. Throughway to Kitchen.

### **Kitchen 3.86 m x 2.11 m (12'8" x 6'11")**

Comprising inset stainless steel single drainer, single sink unit with mixer tap, rolltop worksurface with cupboards & drawers below. Built in oven & hob with extractor over. Recess for washing machine, plumbing in place. Space for upright fridge/freezer. Wall mounted cupboards. Wall mounted combi boiler (housed in a cupboard). Vinyl flooring. UPVC double glazed window, rear aspect with outlook.

### **Bedroom 3.86 m x 3.76 m (12'8" x 12'4")**

Radiator. Built in triple fronted wardrobes. UPVC double glazed window, front aspect.

### **Bathroom 2.31 m x 2.11 m (7'7" x 6'11")**

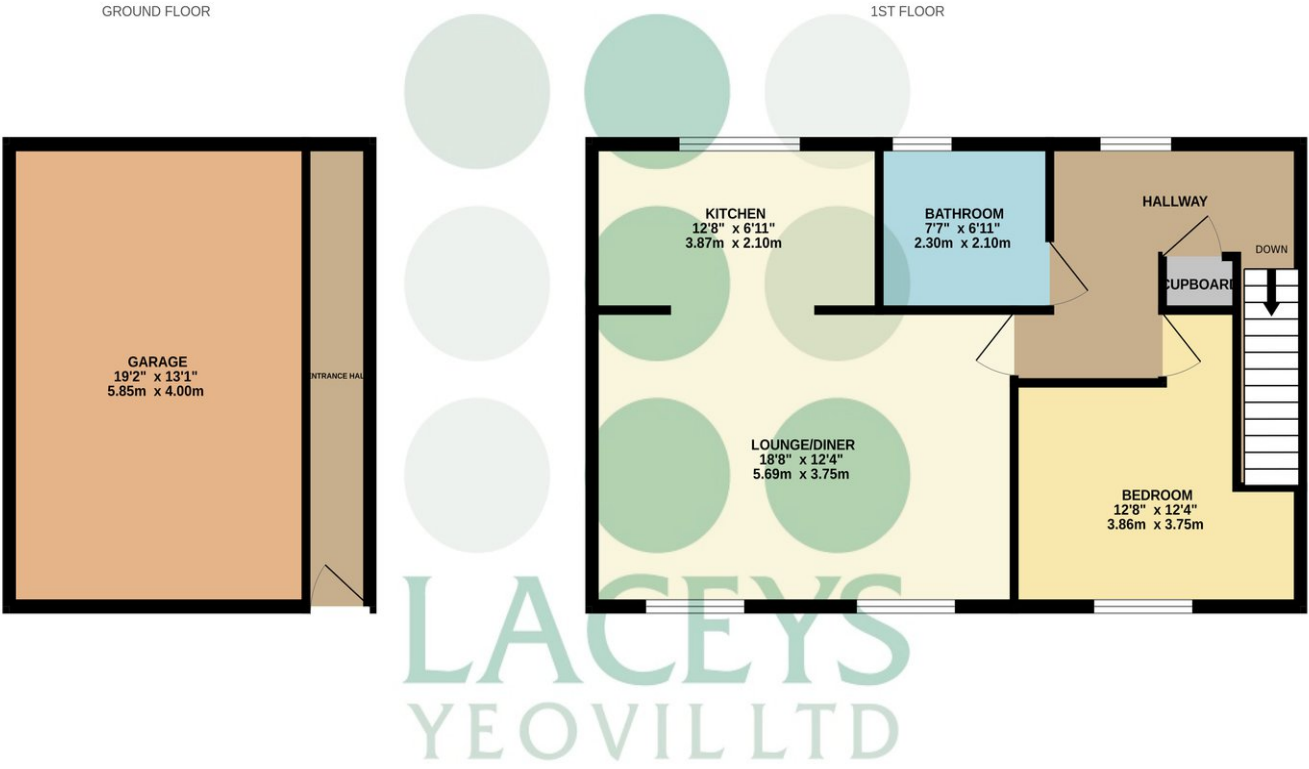
White suite comprising bath with a wall mounted shower over, tiled surround. Pedestal wash basin. Low flush WC. Extractor fan. Radiator. Shaver point. Vinyl flooring. Frosted UPVC double glazed window, rear aspect.

### **Outside**

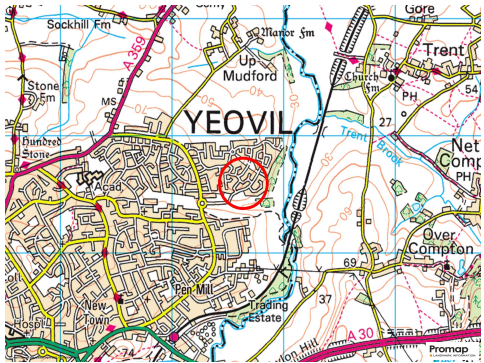
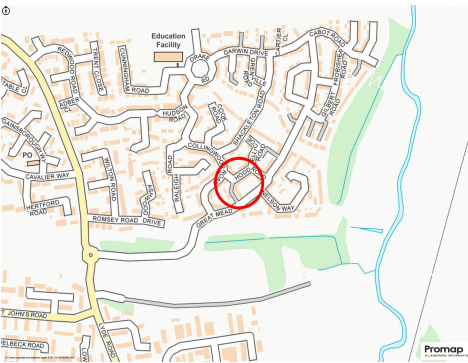
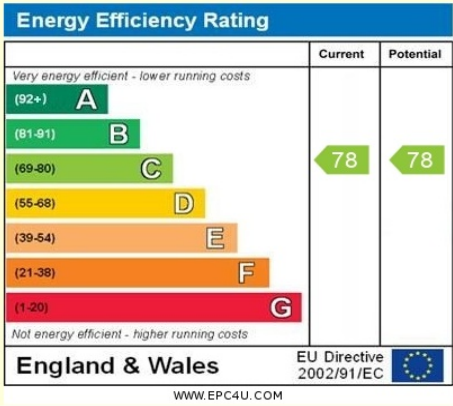
To the front there is an up & over door that provides access to the **Garage - 5.85m (19'2") x 4.00m (13'1")**, power & lighting in situ. Within the garage there is also a further door to an understairs storage cupboard. Small garden area to the front, paved path to the front door. Outside light.



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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* - A
- *Asking Price* - Guide Price £170,000
- *Tenure* - Freehold - £12.65 per month Meadfleet Estate Fee for maintaining grass verges etc.

### Part B

- *Property Type* - 1 Bedroom Coach 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, combi boiler located in the kitchen within a cupboard 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.

### 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 whatsoever. Property to be used as a single private dwelling only. Not to keep, breed or otherwise possess poultry or other animals or birds upon the Property, except a domestic pet. No caravan, house on wheels or other chattel adapted or intended for use as a dwelling or sleeping place, or boat or trailer shall be erected, made or built or allowed to stand on the property. Not to carry out any repair or maintenance of motor vehicles on any part of the Estate. \*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 ) - 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 TBC. 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.