



Mudford Road, Yeovil, Somerset, BA21 4NL

Guide Price £425,000

Freehold

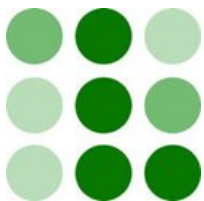
This deceptively spacious detached chalet style bungalow offers versatile accommodation arranged over two floors. As you enter the property you are greeted with an L-shaped entrance hallway, two ground floor bedrooms (currently being used as reception rooms) both with bay windows, sitting room with wood burning stove, modern kitchen offering integrated appliances, large conservatory and a ground floor shower room. On the first floor there are two double bedrooms and a well equipped bathroom. The property enjoys fantastic views which can also be enjoyed from the terraced area in the garden which is perfect for al-fresco of dining. Steps lead to large area of lawn which is surround by mature shrubs and bushes. There is an oversized garage (currently divided into garage and workshop) and ample off street parking.

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195 Mudford Road, Yeovil, Somerset, BA21 4NL



- Detached Chalet Style Home
- Four Bedrooms
- Ground Floor Shower Room & First Floor Bathroom
- Sitting Room With Wood Burning Stove
- Kitchen/Breakfast Room With Built In Appliances
- Large Conservatory
- Long Garage/Workshop
- Beautiful Views
- Large Rear Garden
- Ample Parking

The **ACCOMMODATION** comprises:

Entrance Hallway

Upon entering the property you are greeted with an L-shaped entrance hallway which has doors leading to the two ground floor bedrooms, sitting room, kitchen and shower room. There are two sets of decorative lighting, a radiator and an obscured side facing double glazed window. Stairs provide access to the first floor landing.

Bedroom One 3.39 m x 3.38 m (11'1" x 11'1")

A double glazed bay window faces the front of the property. There are two sets of fitted wardrobes, a ceiling light point and a radiator.

Bedroom Four 3.37 m x 1.95 m (11'1" x 6'5")

Currently being used as a study this room has a double glazed bay window overlooking the front of the property, a radiator and a ceiling light point. This room also benefits from having a built in cupboard.

Sitting Room 5.30 m x 3.61 m (17'5" x 11'10")

A twin aspect room with a double glazed window to the side and sliding doors opening to the conservatory. There is a feature fireplace with inset wood burning stove, a ceiling light point and a radiator.

Kitchen/Breakfast Room 4.13 m x 3.33 m (13'7" x 10'11")

Offering a good selection of wall, base and pan drawer units with worksurfaces above along with an extensive selection of fitted appliances to include dishwasher, washing machine, fridge/freezer, Neff double oven/grill and five burner gas hob with extractor fan above. The stainless steel sink is conveniently situated under the window overlooking the conservatory. There is track spot lighting and a radiator. A door opens to the conservatory.

Conservatory 8.24 m x 4.13 m (27'0" x 13'7")

A lovely space which is currently being used for both dining and sitting with double glazed windows enjoying the fabulous views. Two sets of patio doors open to the terrace. There are wall lamps and two electric wall mounted heaters.

Ground Floor Shower Room

Fitted with a shower cubicle with electric shower, a pedestal wash basin and a WC. There is an obscured double glazed window to the side, spot lighting and a radiator.

First Floor Landing

Doors open to both the first floor bedrooms and the bathroom. There is eaves access to storage and access is available to the loft.

Bedroom Two 3.40 m x 2.99 m (11'2" x 9'10")

A comfortable double room offering extensive fitted wardrobes. A double glazed window overlooks the front of the property. There is a radiator and a ceiling light point.

Bedroom Three 3.31 m x 2.25 m (10'10" x 7'5")

A further double room with fitted wardrobes. There is a radiator and a ceiling light point. A double glazed window faces the rear from where one can enjoy the superb outlook.

Bathroom

Fitted with a shower enclosure, panel enclosed bath, low level WC and a pedestal wash basin. There is a heritage style roof light, a radiator and spot lighting.

Outside

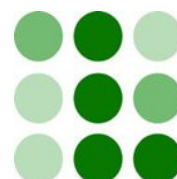
The rear garden offers plenty of variety and interest with a large terrace/patio conveniently situated next to the conservatory. Steps lead down to a generous area of lawn which has mature shrubs and bushes either side. There is a wooden shed and side access is available to the garage. The front of the property is neatly screened from the road behind mature bushes which continue to one side of the property. Ample driveway parking is available on the shingle with tarmac leading to the garage.

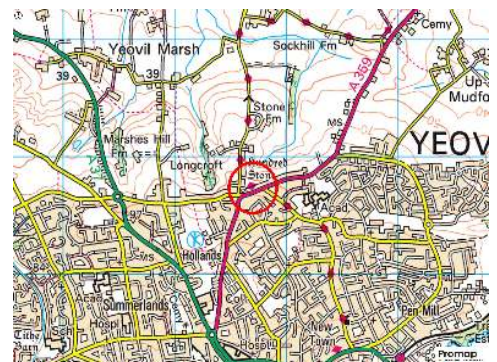
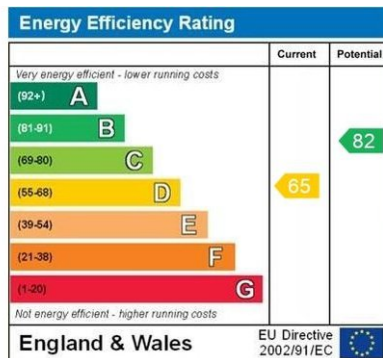
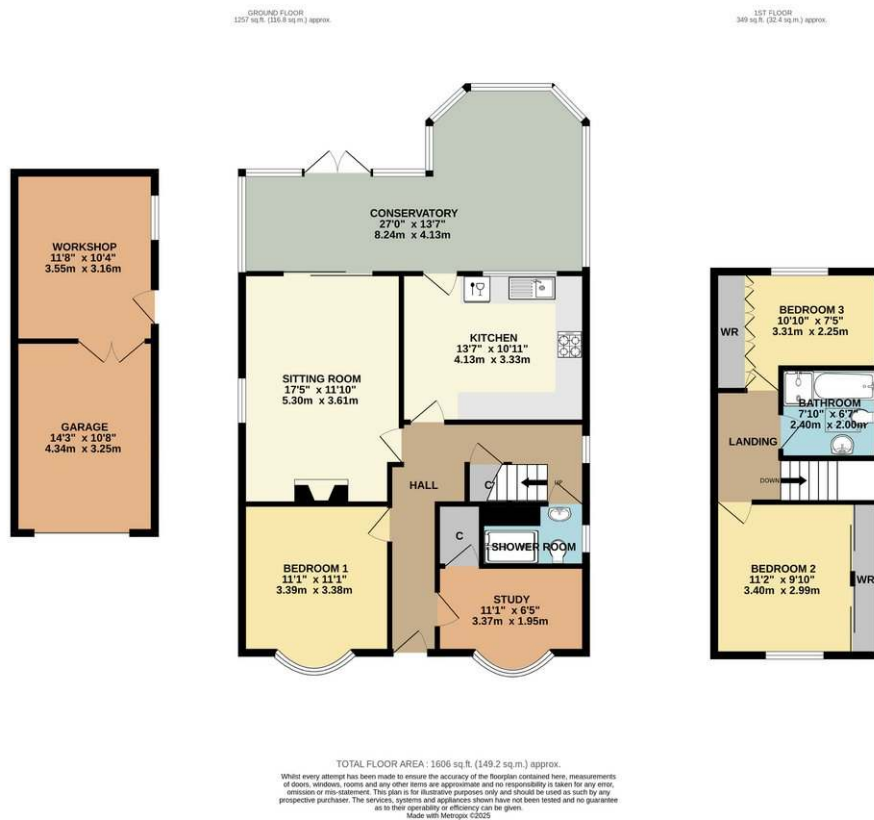
Garage 4.34 m x 3.25 m (14'3" x 10'8")

With an up and over door to the front, power and light. Internal doors open to the workshop.

Workshop 3.55 m x 3.16 m (11'8" x 10'4")

With power & light. A door opens to the garden and there is a window.





Please Note

No tests have been undertaken of any of the services and any intending purchasers/tenants should satisfy themselves in this regard. Lacey's Yeovil Ltd for themselves and for the vendor/landlord of this property whose agents they are, give notice that, (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Lacey's or the vendor/landlord, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (iv) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor/landlord does not make or give either Lacey's or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.

Photographs/Floor Plans

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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 £425,000
- Tenure - Freehold

PART B

- Property Type - Detached Chalet 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-metered
- Sewerage - Mains
- Heating - Gas central heating- boiler and tank in loft.
- Broadband - Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-forconsumers/advice/ofcom-checker>.
- Mobile Signal/Coverage – Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>.
- Parking - Ample driveway parking leading to the long 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 hut or caravan shed house on wheels or other chattel adapted or intended for use as a dwellinghouse or sleeping apartment booth show swing or round-a-bout shall be erected or allowed to remain on the said piece or parcel of land and gipsies and others shall not be allowed to encamp on the said piece or parcel of land.
- 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 Agency's website the property is an area considered very low risk of river, sea and surface water flooding. 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 19/05/2025. 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.