



Willow Road, Yeovil, Somerset, BA21 3AW

Guide Price £280,000

Freehold

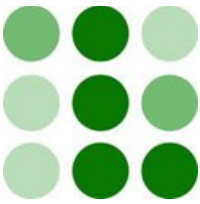
A well proportioned extended and very well presented two bedroom semi-detached bungalow set in this convenient location close to local amenities. The bungalow benefits from gas central heating, UPVC double glazing, shower room, lovely enclosed split level rear garden that enjoys good privacy, garage and off road parking for multiple vehicles. No Onward Chain.

 **LACEYS
YEOVIL LTD**



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20 Willow Road, Yeovil, Somerset, BA21 3AW



- A Well Proportioned Extended Two Bedroom Semi-Detached Bungalow
- Very Well Presented Throughout
- Modern Kitchen With integrated Appliances
- Gas Central Heating
- UPVC Double Glazing
- Modern Shower Room
- Enclosed Rear Garden Enjoying Good Privacy
- Off Road Parking For Multiple Vehicles
- Garage
- No Onward Chain

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 Comprising

Frosted UPVC double glazed front door to the Entrance Lobby.

Entrance Lobby

Radiator. Tiled floor. Built in double fronted cupboard, which also house the combi boiler. UPVC double glazed window, front aspect. Door to the Lounge. Throughway to the Kitchen.

Lounge/Dining Area 5.71 m x 3.66 m (18'9" x 12'0")

Built in recessed gas fire into the wall. Radiator. TV point. Phone point. Coved ceiling. Inset ceiling spotlights. Dimmer switches. UPVC double glazed window, front aspect.

Kitchen 3.92 m x 2.74 m (12'10" x 9'0")

Modern well fitted kitchen comprising inset stainless steel 1 1/2 bowl sink unit with mixer tap, rolltop work surface with a good range of cupboards & drawers in situ. Built in oven, grill & hob with extractor above. Integrated appliances including fridge & freezer, washing machine, dishwasher & a microwave. Wall mounted cupboards. Tiled floor. Tiled walls. Inset ceiling spotlights. UPVC double glazed window, side aspect. Door to the Inner Hallway.

Inner Hallway

Hatch to loft space. Sliding door to the Shower Room. Doors to both Bedrooms.

Bedroom One 4.11 m x 3.71 m (13'6" x 12'2")

Range of fitted bedroom furniture. Built in double fronted wardrobe. Built in storage cupboard. Radiator. UPVC double glazed window, rear aspect.

Bedroom Two 3.15 m x 2.77 m (10'4" x 9'1")

Radiator. Coved ceiling. UPVC double glazed window, side aspect. Throughway to the Garden Room.

Garden Room 2.95 m x 2.46 m (9'8" x 8'1")

Radiator. TV point. UPVC double glazed, double opening doors to the rear garden.

Shower Room

Modern well fitted shower room comprising, corner shower cubicle with wall mounted shower. Wall mounted vanity unit. Low flush WC. Heated towel rail. Extractor fan. Tiled floor. Fully tiled walls. Velux window.

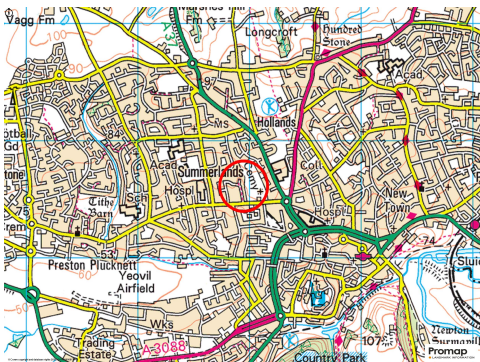
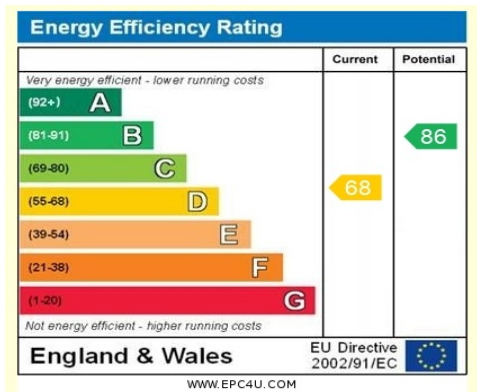
Outside

To the rear there is a lovely enclosed garden area split in to two main sections both of which enjoy good privacy, from the garden room access to a ground level paved patio area, UPVC door provides side access to the Garage, also a timber gate provides access out to the drive. Steps & hand rail leads up to the first main section of garden. Lawn area, garden pond, well stocked borders and mature shrubs & plants in situ. Timber garden shed/work area. Steps up and a pathway lead to the 2nd section of garden, further lawn area. Decked area. Cultivated areas. The garden areas are bounded by fencing & walling.

To the front the bungalow benefits from a paved driveway which provides off road parking for multiple vehicles, also access to the Garage - Up & over door, power & lightning in situ. The front area is bounded by walling.



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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.

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Material Information

In compliance with the Digital Markets, Competition and Consumers Act 2024

Material Information Applicable in all Circumstances

- *Council Tax Band* -
- *Asking Price* - Guide Price £280,000
- *Tenure* - Freehold
- *Stamp Duty Land Tax (SDLT)* - may be payable to HMRC in addition to the purchase price, depending on the purchaser's circumstances – please visit HMRC's SDLT Calculator <https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax>
- *Other Fees/Disbursements payable* - Conveyancers will charge legal fees together with other costs, which could include fees for Land Registration, Telegraphic Transfer, Anti-Money Laundering, various Searches, completion of SDLT return, and lenders' transaction fees (non-exhaustive list) – please seek confirmation from your Conveyancer prior to a commitment to purchase

Material Information to Assist Making Informed Decisions

- *Property Type* - 2 Bedroom Semi-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
- *Sewerage* - Mains
- *Heating* - Gas Central Heating, Combi boiler located in the cupboard in the entrance lobby 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 & Driveway Parking.

Material Information That May or May Not Apply

- *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 to be carried out upon the property. To be used as a private dwellinghouse only. *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 (defined as the chance of flooding each year as less than 0.1%)and LOW RISK from Surface Water flooding (defined as the chance of flooding as between 0.1% and 1% each year). 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 17/05/2025. 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.