



Derwent Way, Abbey Manor Park, Yeovil,
Somerset, BA21 3SZ.

Guide Price £210,000

Freehold

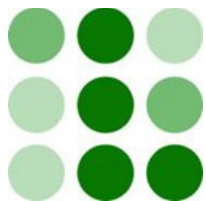
A two bedroom semi-detached house set on the popular Abbey Manor Park development, close to local amenities. The home benefits from gas central heating, UPVC double glazing, enclosed rear garden and off road parking for 2-3 vehicles. No Onward Chain.

 **LACEYS
YEOVIL LTD**



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14 Derwent Way, Abbey Manor Park, Yeovil,
Somerset, BA21 3SZ



- A Two Bedroom Semi-Detached House
- Popular Abbey Manor Park Development
- Close To Local Amenities
- Enclosed Rear Garden
- Gas Central Heating
- UPVC Double Glazing
- Off Road Parking For 2-3 Vehicles
- 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 Comprises

Frosted UPVC double glazed front door to the Entrance Hall.

Entrance Hall

Radiator. Phone point. Built in understairs cupboard. Stairs up to the Landing. Concertina door to the Kitchen. Door to the Lounge.

Lounge 4.41 m x 3.66 m (14'6" x 12'0")

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

Kitchen 2.95 m x 1.85 m (9'8" x 6'1")

Comprising inset stainless steel single drainer, 1 1/2 bowl sink unit with mixer tap, tiled surround and rolltop work surface with cupboards & drawers below. Recess for cooker. Recess for washing machine, plumbing in place. Space for upright fridge/freezer. Wall mounted cupboards. Wall mounted Worcester combi boiler. Vinyl flooring. UPVC double glazed window, front aspect.

Landing

Hatch to loft space. Doors to both Bedrooms & the Bathroom.

Bedroom One 3.63 m x 2.79 m (11'11" x 9'2")

Radiator. TV point. UPVC double glazed window, rear aspect.

Bedroom Two 3.66 m x 2.60 m (12'0" x 8'6")

Radiator. Built in overstairs cupboard. Two UPVC double glazed windows, both front aspects.

Bathroom

White suite comprising bath with wall mounted Triton electric shower in situ, tiled surround. Pedestal wash basin. Low flush WC. Heated towel rail. Vinyl flooring. Frosted UPVC double glazed window, side aspect.

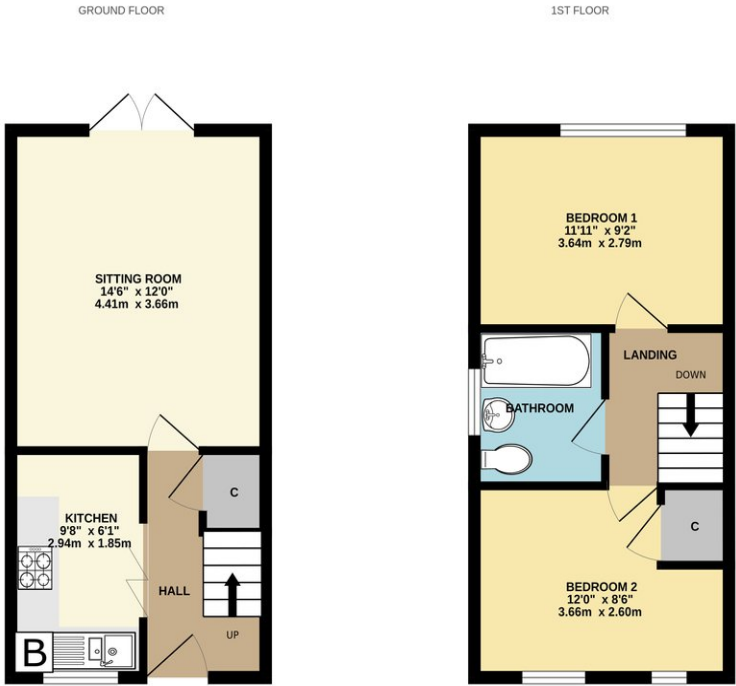
Outside

To the rear there is an enclosed rear garden which comprises of a paved patio area, lawn area. Timber garden shed. The garden is bounded by fencing & walling, timber gate provides access from the drive to the rear garden.

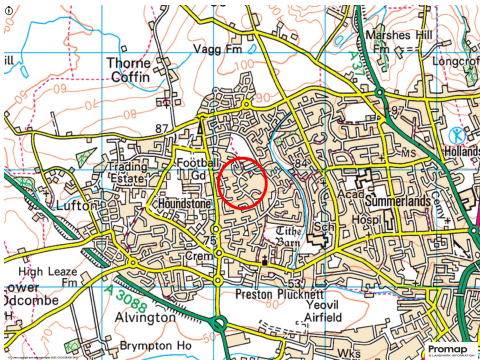
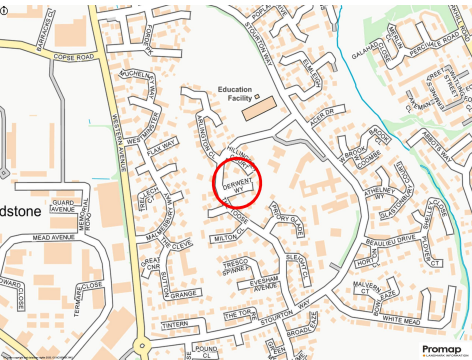
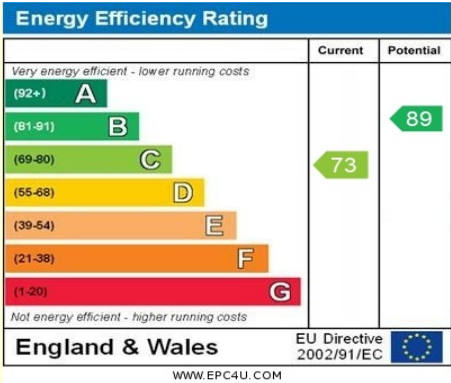
To the front there is a lawn area, concrete drive provides off road parking for 2-3 vehicles. Outside tap. Concrete path to the front door, entrance canopy above.



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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.
Made with Metropix 1/2025



Please Note
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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* - B
- *Asking Price* - Guide Price £210,000
- *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 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, Worcester combi boiler located in the kitchen that also heats the hot water.
- *Broadband* - Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advicefor-consumers/advice/ofcom-checker>.
- *Mobile Signal/Coverage* – Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>
- *Parking* - Driveway

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; · To be used as a private dwellinghouse for the occupation of a single family only. Not to park any lorry, van or other commercial vehicle permanently or temporarily on the property (except that a light van used by an occupier of the property solely for private purposes may be parked). *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 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.