



Hendford, Yeovil, Somerset, BA20 1UR

Guide Price £340,000

Freehold

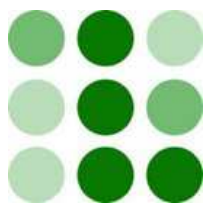
Offered for sale with no forward chain is this spacious detached home which is conveniently situated in a tucked away location within the heart of the town. The accommodation includes an entrance porch, sitting room, kitchen/dining room, utility room, ground floor shower room and covered porch. There is garage with store behind. Upstairs there is a spacious master bedroom with en-suite shower room, two further bedrooms and the family bathroom. There is ample gated driveway parking to the front and a most attractive walled garden to the side with summer house and substantial workshop/store.

 **LACEYS**
YEOVIL LTD



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64 Hendford, Yeovil, Somerset, BA20 1UR



- Detached Home In Central Yet Tucked Away Location
- No Forward Chain
- Three Bedrooms
- Ground Floor Shower Room, First Floor Bathroom & Master En-Suite
- Walled Garden
- Substantial Workshop/Store
- Garage
- Ample Parking

The **ACCOMMODATION** comprises:

Porch

As you enter the property you are greeted with a useful porch which has a double glazed window to the front, a stained glass window into the living room and a door which opens to the living room.

Living Room 6.60 m x 5.10 m (21'8" x 16'9")

A spacious room with an interesting recess with shelving. There is a feature fireplace with Hamstone surround (currently blocked off), recessed spot lighting and two radiators. Large double glazed sliding doors open to the front of the property and a window faces the rear. A door opens to the lobby, porch and kitchen/dining room.

Kitchen/Dining Room 4.80 m x 4.50 m (15'9" x 14'9")

Fitted with a good selection of wall and base units with drawers and work surfaces above. There is a freestanding cooker which will remain and there is space for a dishwasher and fridge/freezer. There is a stainless steel sink, recessed spot lighting and a radiator. An arched double glazed window faces the front of the property with two high level windows to the rear. There is a useful store cupboard and a door which opens to the utility room.

Utility Room

Offering great additional storage with fitted shelving. There is a Belfast sink with mixer tap and work surface with space for a washing machine and tumble dryer. A double glazed window overlooks the covered porch and a door provides access. There is an enclosed ceiling lamp, access to the loft and a door which opens to the ground floor shower room.

Shower Room

The shower room is fitted with a vanity basin, low level WC and a large walk in shower. There is an enclosed ceiling lamp, an extractor fan and a heated towel rail.

Covered Porch

Offering great storage. There are windows and a door to the front and a door which opens to the garage.

Lobby

Accessed from the sitting room stairs lead to the first floor landing and a window faces the front. There is a ceiling light point.

Landing

The long landing has doors which open to all three bedrooms and the family bathroom. There are two ceiling light points, a double glazed window to the side, a radiator and access to the loft via a hatch.

Bedroom One 5.00 m x 4.50 m (16'5" x 14'9")

This twin aspect spacious bedroom has two double glazed windows facing the side and a double glazed window facing the front. There are ample fitted wardrobes, a radiator, ceiling light point and wall lamps. A door opens to the en-suite shower room.

En-Suite

Offering a large walk in shower with rainfall style head and hand held attachment and a built in vanity sink with concealed cistern toilet alongside. There is a ladder style heated towel rail, an enclosed ceiling lamp, extractor fan and a Velux roof light.

Bedroom Two 3.80 m x 2.60 m (12'6" x 8'6")

A double glazed window overlooks the front of the property. There is a radiator, a ceiling light point and access is available to the loft.

Bedroom Three 3.80 m x 1.80 m (12'6" x 5'11")

Currently set up as a study with a double glazed window to the front, a radiator and a ceiling light point.

Bathroom

Fully tiled and fitted with a mostly coloured suite including a bath, wash basin with cupboard below, bidet and a low level WC. A double glazed window faces the front of the property. There is an extractor fan, radiator, heated towel rail and a warm air heater.

Garage 3.80 m x 3.20 m (12'6" x 10'6")

There is an up and over door to the front, a door to the covered porch and a door to the store.

Store 3.20 m x 1.60 m (10'6" x 5'3")

A window faces the rear, there is both power and light.

Front Of Property

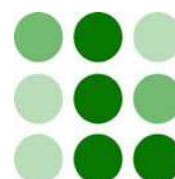
Entry to the front driveway is gained by attractive wrought iron gates which open to a generous parking area which has a brick built arch with gate which opens to the garden.

Garden

Accessed from the front driveway the walled garden offers a surprising amount of privacy and plenty of interest. Mostly paved for ease of maintenance and with attractive borders and planters with mature shrubs and trees. There is a summerhouse/conservatory and a large workshop/store.

Surrounding Area

Yeovil is a vibrant market town located in the heart of the picturesque countryside of South Somerset and is well placed with excellent road links via the A37, A30 and A303, and access to the M5 motorway at Taunton. The property is well situated within the town with Goldenstones Leisure Centre and Ninesprings Country Park very close by.



Material Information applicable in all circumstances

- Council Tax Band - D
- Asking Price - Guide Price £340,000
- 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 - 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 - Mains Gas Central Heating-combi boiler in kitchen
- 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 - Driveway parking for multiple vehicles and garage.

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; Not to carry on or permit to be carried on the property hereby conveyed the trade or business of a baker or confectioner nor any trade or business which may be noisy noxious or offensive character or description. Not to use the building for any purpose what so ever other than as a private dwelling house and garage in the occupation of one family only nor for any purpose from which a nuisance can arise to the vendors or occupiers of the vendors said adjoining property. To pay one fifth share when called upon by the vendors so to do of the cost of maintaining and repairing the said entrance way and driveway.
- More covenants in place refer to your solicitor.

Material Information that may or may not apply continued

- 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. We understand that there is a right of vehicle and pedestrian access to get to the driveway of 64 Hendford and a contribution of one fifth towards all costs associated with maintaining and repairing the said accessway. Our seller has advised that on average he has contributed approximately £30/year towards maintenance of the hedges.
- Current Flood Risk - According to the Environment Agencies website the property is an area of very low risk for 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) - E

Other Disclosures

No other Material disclosures have been made by the Vendor.

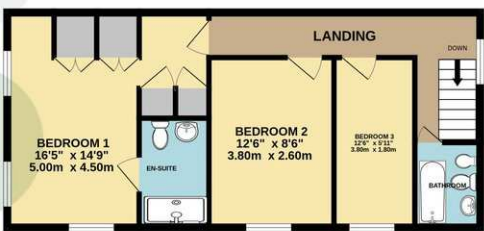
This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor, on the 4th June 2025. However, such information could change after compilation of the data, so Laceys cannot be held liable for any changes post compilation or any accidental 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.

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GROUND FLOOR

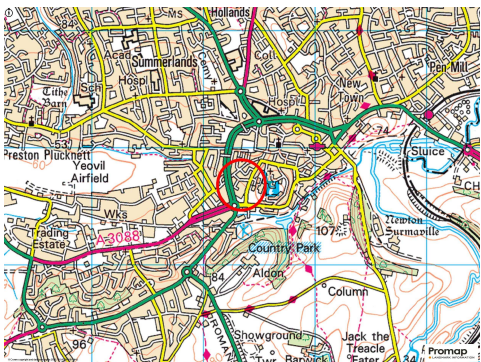
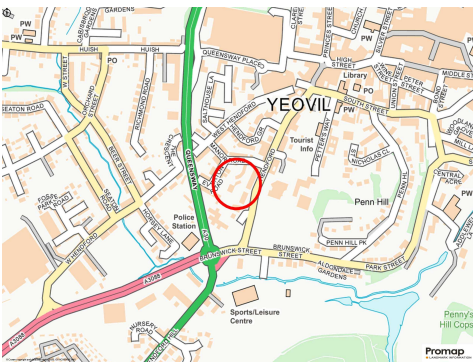
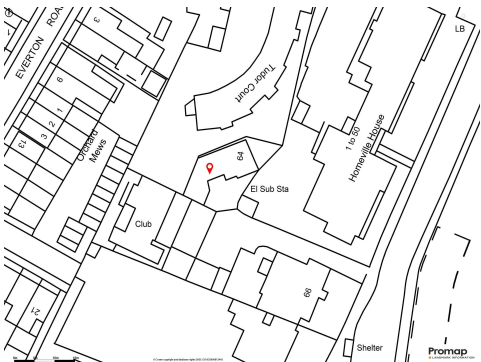
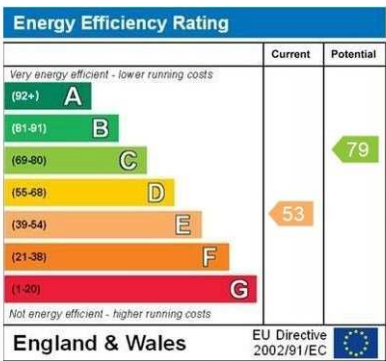


1ST FLOOR



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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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