



Longmead, Abbey Manor Park, Yeovil, Somerset,
BA21 3RH

Guide Price £325,000

Freehold

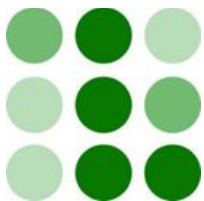
A three bedroom detached bungalow set on the ever popular Abbey Manor Park development, set close to local amenities. The bungalow benefits from gas central heating, UPVC double glazing, conservatory, cloakroom, very nice-sized plot with enclosed rear garden areas, double garage and off road parking. Also the added benefit of No Onward Chain.

 **LACEYS
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1 Longmead, Abbey Manor Park, Yeovil, Somerset,
BA21 3RH



- A Three Bedroom Detached Bungalow
- Popular Abbey Manor Park Development, Close To Local Amenities
- Conservatory
- Gas Central Heating
- UPVC Double Glazing
- Enclosed Garden Areas
- Double Garage
- Off Road Parking
- 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

Built in double fronted storage cupboard. Radiator. Phone point. Built in cupboard housing the Glow Worm boiler. Built in airing cupboard housing the hot water tank. Hatch to loft space. Doors to lounge, kitchen, all three bedrooms, bathroom & separate WC.

Lounge 6.02 m x 4.24 m (19'9" x 13'11")

Built in stone fireplace with tiled hearth, extends to one side providing shelving recess. TV point. Radiator. Serving hatch to the kitchen. Two UPVC double glazed windows, front & side aspects. Double opening UPVC double glazed doors to the conservatory.

Conservatory 4.24 m x 3.53 m (13'11" x 11'7")

Double opening UPVC double glazed doors to the rear garden.

Kitchen 3.63 m x 2.92 m (11'11" x 9'7")

Comprising inset stainless steel single sink, double drainer unit with mixer tap, tiled surround and rolltop worksurfaces with cupboards & drawers below. Built in oven & hob. Recess for washing machine, plumbing in place. Recesses for under counter fridge & freezer. Wall mounted cupboards. Radiator. Vinyl flooring. Serving hatch to the lounge. UPVC double glazed window, rear aspect. UPVC double glazed door to the rear garden.

Bedroom One 3.86 m x 2.87 m (12'8" x 9'5")

Built in double fronted wardrobe. Radiator. Phone point. UPVC double glazed window, front aspect.

Bedroom Two 3.02 m x 2.92 m (9'11" x 9'7")

Wall mounted cupboards. Radiator. TV point. UPVC double glazed window, rear aspect.

Bedroom Three 2.87 m x 2.39 m (9'5" x 7'10")

Radiator. UPVC double glazed window, front aspect.

Bathroom 2.92 m x 1.68 m (9'7" x 5'6")

Suite comprising bath with wall mounted mixer tap shower attachment, tiled surround. Pedestal wash basin. Low flush WC. Radiator. Shaver point. Tiled walls. Frosted UPVC double glazed window, rear aspect.

Cloakroom

Comprising low flush WC. Wall mounted wash basin. Radiator. Vinyl flooring. Frosted UPVC double glazed window, side aspect.

Outside

To the rear there is an enclosed rear garden that comprises a paved patio area. Lawn sections to both sides of the conservatory, selection of plants & shrubs in situ. Outside tap. Wooden door provides side access in to the Double Garage. The rear garden is bounded by fencing & walling, timber gate provides side access from the front to the rear.

To the front & sides there are further lawn areas which are bounded by walling. Path leads to the front door, entrance canopy above. Concrete drive provides off road parking and leads to the Double Garage - Up & over door, power & lightning in situ.

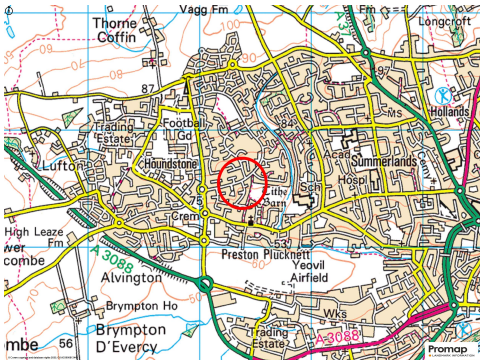
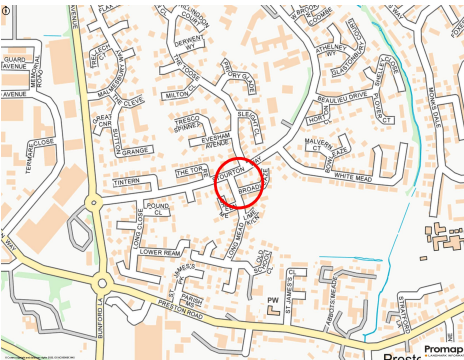
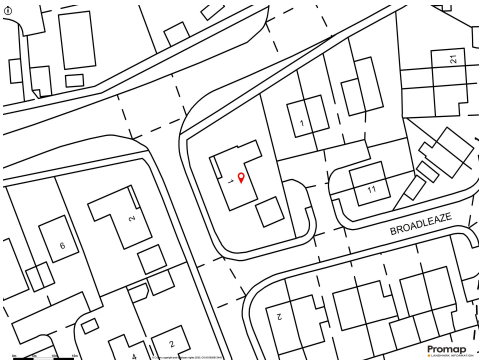
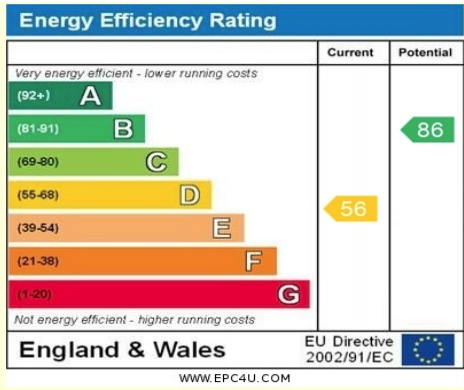


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GROUND FLOOR
1096 sq.ft. (101.8 sq.m.) approx.



TOTAL FLOOR AREA: 1096 sq.ft. (101.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, windows, doors and any other items are approximate and no responsibility is taken for any mis-interpretation or error. 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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Please Note
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Material Information

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

Material Information applicable in all circumstances

- *Council Tax Band* - E
- *Asking Price* - Guide Price £325,000
- *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* - 3 Bedroom 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, on a meter.
- *Sewerage* - Mains
- *Heating* - Gas Central Heating, Glow Worm boiler located in a cupboard in the Entrance Hall, Hot water tank located in the airing cupboard also in the Entrance Hall.
- *Broadband* - Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/adviceforconsumers/advice/ofcom-checker>.
- *Mobile Signal/Coverage* – Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>
- *Parking* - Double 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; ·Only to be used as a private dwellinghouse for a single family with garage and garden. Not to park any lorry, van or other commercial vehicle permanently or temporarily on the property. Not to park any caravan, boat, horsebox or trailer on the property in front of the building line. Not to store or place or permit to be stored or placed any boat or other chattel of any description whatsoever on the roof of the garage forming part of the house. *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 flooding (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% - 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 28/01/2025. 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.