

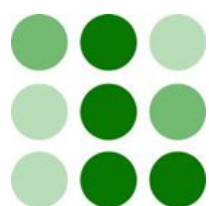


Hawk Road, Brympton, Yeovil, Somerset,
BA22 8FA

Guide Price £275,000

Freehold

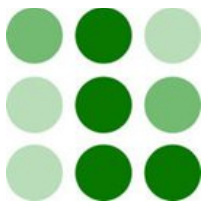
A three bedroom semi-detached family home set in a tucked away position in this popular residential location. The home benefits from gas central heating, UPVC double glazing, cloakroom, en-suite to the main bedroom, wrap around garden, garage and off road parking.

 **LACEYS
YEOVIL LTD**



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22 Hawk Road, Brympton, Yeovil, Somerset,
BA22 8FA



- A Three Bedroom Semi-Detached Family Home
- Tucked Away Position, Popular Residential Location
- Wrap Around Enclosed Garden
- Gas Central Heating
- UPVC Double Glazing
- En-Suite To Main Bedroom
- Cloakroom
- Garage
- Off Road Parking

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 double glazed front door to the Entrance Hall.

Entrance Hall

Radiator. Phone point. Laminate flooring. Stairs to the Landing. Doors to Cloakroom, Lounge & Kitchen.

Cloakroom

Comprising low flush WC. Pedestal wash basin. Radiator. Laminate flooring. Frosted UPVC double glazed window, front aspect.

Lounge 4.90 m x 3.23 m (16'1" x 10'7")

Two radiators. TV point. Laminate flooring. UPVC double glazed window, front aspect. UPVC double glazed, double opening doors to the enclosed garden.

Kitchen 4.95 m x 2.06 m (16'3" x 6'9")

Comprising inset stainless steel single drainer, single sink unit with mixer tap, tiled surround and rolltop work surface with cupboards & drawers below. Built in oven & hob with extractor hood above. Recesses for dishwasher & washing machine, plumbing in place for both. Space for upright fridge/freezer. Wall mounted cupboards. Wall mounted Ideal combi boiler. Radiator. Vinyl flooring. Two trails of spotlights. Two UPVC double glazed windows, front & rear aspects.

Landing

Built in storage cupboard. UPVC double glazed window, rear aspect. Doors to all three bedrooms & the family bathroom.

Bedroom One 3.81 m x 2.90 m (12'6" x 9'6")

Radiator. UPVC double glazed window, front aspect. Door to the en-suite.

En-Suite

Comprising built in shower cubicle with wall mounted shower and tiled surround. Pedestal wash basin. Low flush WC. Radiator. Extractor fan. Vinyl flooring. Inset ceiling spotlights. Frosted UPVC double glazed window, front aspect.

Bedroom Two 2.92 m x 2.87 m (9'7" x 9'5")

Radiator. UPVC double glazed window, front aspect.

Bedroom Three 2.06 m x 1.98 m (6'9" x 6'6")

Radiator. Hatch to loft space. UPVC double glazed window, rear aspect.

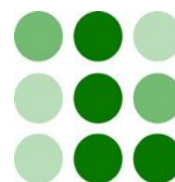
Family Bathroom 2.13 m x 1.99 m (7'0" x 6'6")

White suite comprising bath with tiled surround. Wall mounted wash basin. Low flush WC. Radiator. extractor fan. Vinyl flooring. Frosted UPVC double glazed window, rear aspect.

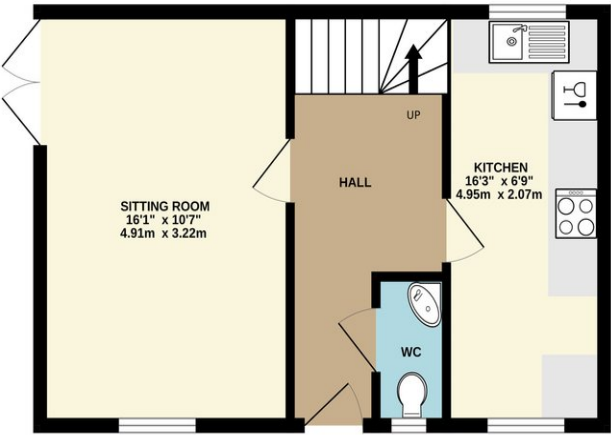
Outside

To the side & rear of the home there is an enclosed garden area, mainly laid to lawn, flowerbeds to one side. The garden is bounded by walling & fencing, timber gate provides access from the front into the garden.

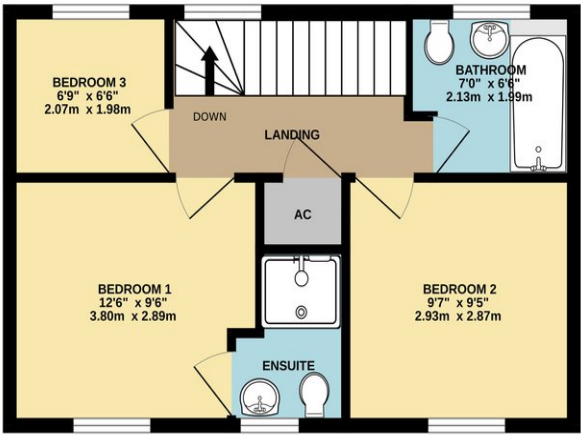
To the front there are gravelled borders, entrance canopy above the front door. Tarmac drive provides off road parking and access to the Garage - Up & over door, power & lighting in place. Electric charging point.



GROUND FLOOR
391 sq.ft. (36.3 sq.m.) approx.

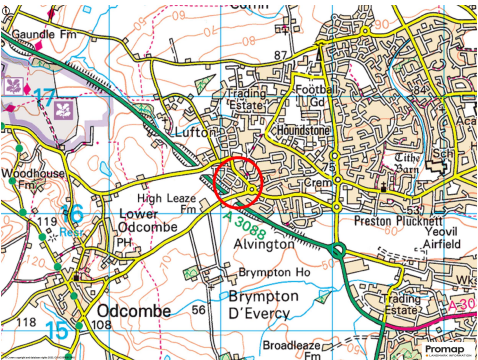
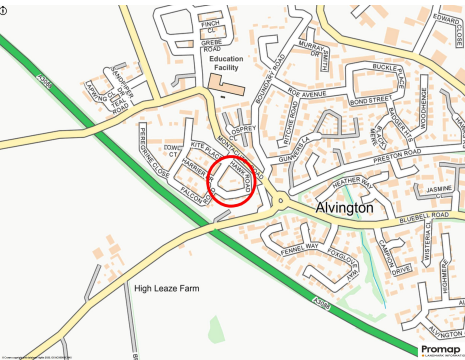
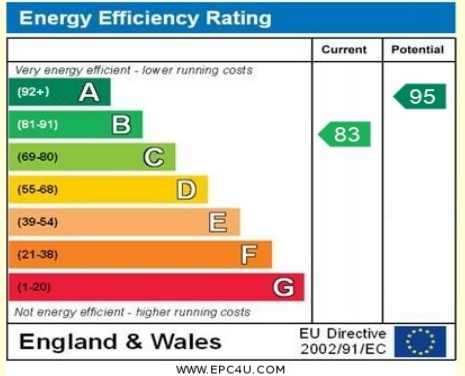


1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 782 sq.ft. (72.7 sq.m.) approx.

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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Material Information

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

Material Information applicable in all circumstances

- *Council Tax Band* - C
- *Asking Price* - Guide Price £275,000
- *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.gove.uk/calculate-stamp-duty-land-tax>
- *Other fees/Disbursements payable* - Conveyancer's will change 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 lender's 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 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, on a meter.
- *Sewerage* - Mains
- *Heating* - Gas Central Heating, 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/adviceforconsumers/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.
- *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) - B

Other Disclosures

No other Material disclosures have been made by the Vendor

The current vendors purchased the property as a 999 year Leasehold interest in 2016, but in 2019 they purchased the Freehold from the developer. At Land Registry a new Freehold Title was created at that time, but it would appear that Land Registry never extinguished the Leasehold Title. Despite this, the vendor's solicitor has confirmed that the property is available entirely Freehold, and if necessary Land Registry will be requested to extinguish the redundant Leasehold interest during conveyancing..

This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor, on the 30/06/2025. However, such information could change after compilation of the data, so Lacey's cannot be held liable for any changes post compilation or any accidental errors or omissions. Furthermore, Lacey's 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.