



Rivers Road, Yeovil, Somerset, BA21 5RJ

Guide Price £265,000

Freehold

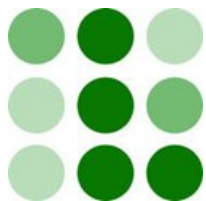
This beautifully presented three bedroom semi-detached family home is situated on the East Side of Yeovil and offers accommodation including a porch, hallway, sitting room and kitchen/dining room which opens into a garden room (open plan perfect for family living). On the first floor the landing provides access to the two double bedrooms, a single bedroom and the family bathroom. The property sits on a generous corner plot with a large front garden with driveway parking leading to the single garage and a fully enclosed rear garden.

 **LACEYS**
YEOVIL LTD



12-14 Hendford, Yeovil, Somerset, BA20 1TE

Tel: 01935 425115 Email: info@laceysyeovil.co.uk



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- Beautifully Presented Family Home
- Kitchen/Dining/Family Space
- Living Room
- Porch
- Three Bedrooms
- Family Bathroom
- Large Corner Plot
- Driveway Parking & Garage
- Gas Centrally Heated & Double Glazed.

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 425115**.

The **ACCOMMODATION** comprises:

Hallway

Doors open to the sitting room and kitchen/dining room. Stairs provide access to the first floor landing with a storage cupboard below. There is a ceiling light point and a radiator.

Sitting Room 4.59 m x 3.54 m (15'1" x 11'7")

A large double glazed window overlooks the front of the property and there is a radiator and a ceiling light point. A fireplace with inset electric fire provides a nice focal feature to the room.

Kitchen/Dining Room 5.36 m x 3.04 m (17'7" x 10'0")

A sociable space which opens into the garden room providing a good selection of wall, base and drawer units with work surfaces above. There is a built in eye level oven/grill and an inset five burner gas hob along with a built in dishwasher. There is space for a fridge and a washing machine. The ceramic sink with mixer tap is conveniently situated under the rear facing double glazed window. There is ample space for a dining table, track lighting, recessed lighting and a ceiling light point. A large opening leads to the garden room.

Garden Room 2.98 m x 2.67 m (9'9" x 8'9")

With double glazed windows overlooking the rear garden and double doors providing access, the garden room is a great addition and is perfect for family living which opens directly to the dining area. There is a radiator and a ceiling light point.

First Floor Landing

Doors open to all three bedrooms, the family bathroom and the airing cupboard housing the combination gas fired boiler. There is a double glazed window to the side and access is available to the loft.

Bedroom One 3.64 m x 3.08 m (11'11" x 10'1")

A spacious double bedroom with a double glazed window overlooking the front of the property, a radiator and a ceiling light point.

Bedroom Two 3.58 m x 3.08 m (11'9" x 10'1")

A further double room with a double glazed window overlooking the rear garden, a radiator and a ceiling light point.

Bedroom Three 2.72 m x 2.17 m (8'11" x 7'1")

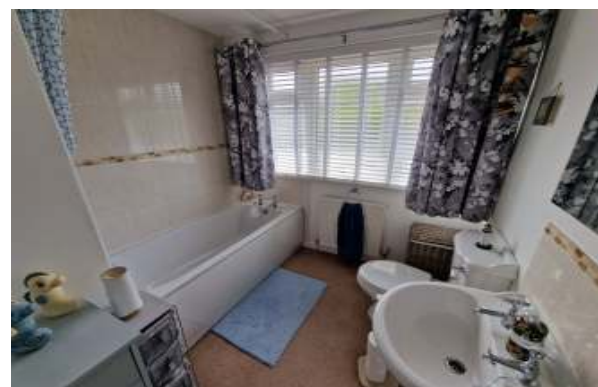
A single room with a double glazed window overlooking the front of the property, a radiator and a ceiling light point. There is a built in cupboard.

Bathroom

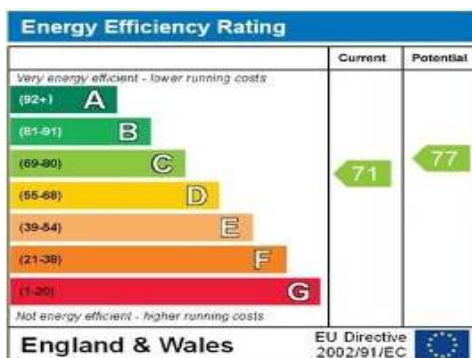
Fitted with a panel enclosed bath with thermostatically controlled shower above, a pedestal wash basin and a low level WC. A large obscured double glazed window faces the rear. There is a ceiling light point and a radiator.

Outside

The property sits on a corner plot with a large expanse of lawn to the front behind a picket fence. There are mature shrubs and a circular patio. There is a driveway to the side which leads to the SINGLE GARAGE (offering power and light, up and over door to the front and personal door to the rear). The rear garden is fully enclosed with gated access to the front and has been designed with ease of maintenance in mind. There is a large patio area which is perfect for al-fresco dining, a decked area which is neatly hidden away and an area of lawn with planted beds.



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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.

Photographs/Floor Plans

Photographs are reproduced for general information and it must not be inferred that any item is included for sale / to let with this property. Please note floor plans are not to scale and are for identification purposes only. The photographs used in these particulars may have been taken with the use of a wide angle lens. If you have any queries as to the size of the accommodation or plot, please address these with the agent prior to making an appointment to view.

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 £265,000
- 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 -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-combi boiler- A/C on landing.
- 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 Parking & 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 -Not without the previous written consent of the company to alter the external plan or elevation of any building standing upon the transferred property nor without the like permission to erect any building thereon save those erected or in course of erection at the date hereof. Not to use the property at any time for any purpose other than that of a single private dwellinghouse and so that no trade business or manufacture what so ever shall be carried out save that of a profession of a dental surgeon or registered medical practitioner.

We'd recommend you review the Title/deeds of the property with your solicitor.

- 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.
- Current Flood Risk - According to the Environment Agency's website the property is at VERY LOW RISK of 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) -TBC

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 21/07/2024. 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.