

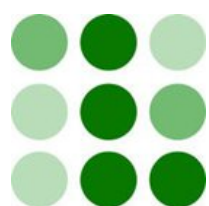


Kenmore Drive, Yeovil, Somerset, BA21 4BG

Guide Price £254,500

Freehold

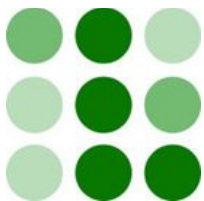
A well presented two bedroom semi-detached bungalow set in a convenient location close to local amenities. The bungalow benefits from gas central heating, UPVC double glazing, conservatory, enclosed rear garden, garage and off road parking.

 **LACEYS
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17 Kenmore Drive, Yeovil, Somerset, BA21 4BG



- A Well Presented Two Bedroom Semi-Detached Bungalow
- Convenient Location Close To Local Amenities
- Conservatory
- Two Double Bedrooms
- Gas Central Heating
- UPVC Double Glazing
- Enclosed Rear Garden
- 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 UPVC double glazed front door to the Entrance Hall.

Entrance Hall

Radiator. Coved ceiling. Hatch to loft space, pull down ladder in situ. Doors to Lounge, Kitchen/Diner, Both Bedrooms & the Bathroom.

Lounge 4.44 m x 3.66 m (14'7" x 12'0")

Radiator. TV point. Phone point. Coved ceiling. UPVC double glazed window, front aspect.

Kitchen/Dining Area 3.30 m x 3.20 m (10'10" x 10'6")

Comprising inset single drainer, single sink unit with mixer tap, tiled surround and rolltop work surface with cupboards & drawers below. Built in oven & hob, extractor hood above. Recess for washing machine, plumbing in place (included). Recess for upright fridge/freezer (Included). Wall mounted cupboards. Built in storage cupboard. Radiator. Vinyl flooring. UPVC double glazed windows, side & rear aspects. Frosted UPVC double glazed door to the Conservatory.

Conservatory 6.48 m x 3.02 m (21'3" x 9'11")

Tiled floor. Radiator. Frosted UPVC double glazed door to outside. Double glazed sliding patio doors to the rear garden.

Bedroom One 4.13 m x 3.66 m (13'7" x 12'0")

Two built in cupboards, one of which houses the Worcester combi boiler. Radiator. Coved ceiling. UPVC double glazed window (internal), rear aspect.

Bedroom Two 3.53 m x 2.82 m (11'7" x 9'3")

Built in triple fronted wardrobe. Radiator. TV point. Coved ceiling. UPVC double glazed window, front aspect.

Bathroom 2.43 m x 1.76 m (8'0" x 5'9")

White suite comprising bath with a wall mounted Mira electric shower over, tiled surround. Vanity sink unit. Low flush WC. Part tiled walls. Heated towel rail. Shaver point. Two frosted UPVC double glazed windows, both side aspects.

Outside

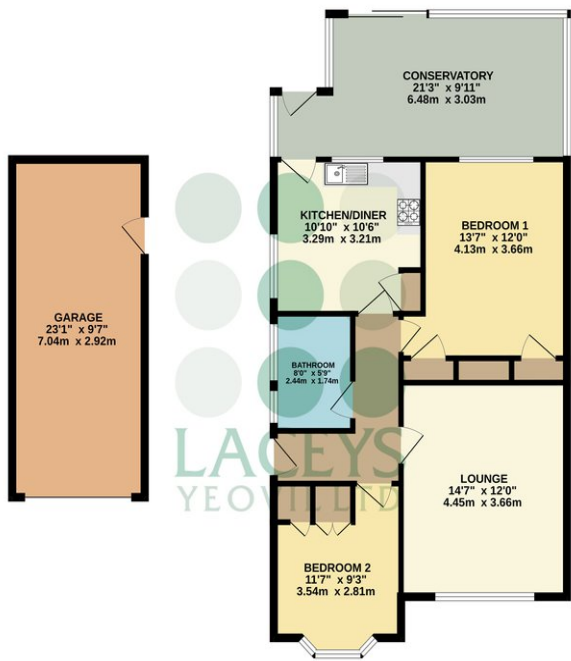
To the rear, the garden is paved, there is a central raised flowerbed, gravelled borders to the side with various plants & shrubs in place. Outside lights. UPVC door provides side access to the Garage. The garden is bounded by fencing & walling with a timber gate providing access from the driveway.

To the front there is a garden area which is laid with chippings, flower borders around the edge. Shared drive leads down to the Garage - Up & over door, power & lightning in situ. Parking in front of the garage for a vehicle.

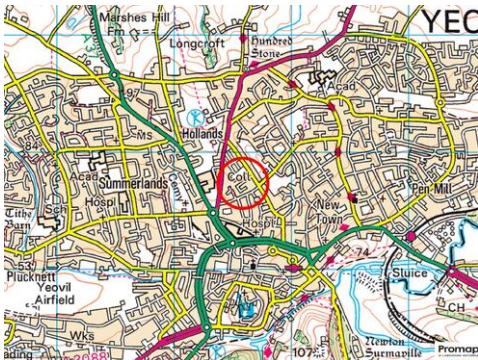
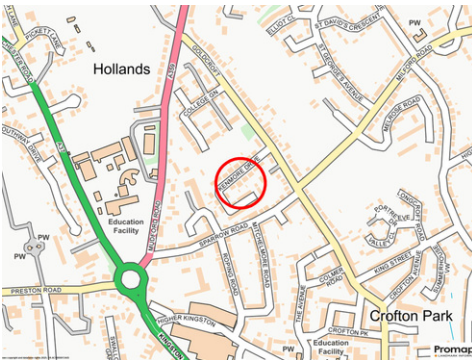
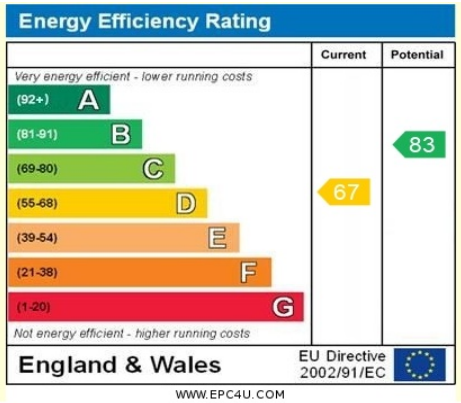


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GROUND FLOOR
1076 sq.ft. (100.0 sq.m.) approx.



TOTAL FLOOR AREA: 1076 sq.ft. (100.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error. Dimensions are for reference only. 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 operating efficiency can be given.
Made with Metropix 32025



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.

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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 £254,500
- *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* - 2 Bedroom Semi-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, Worcester combi boiler located in cupboard in Bedroom One 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

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; - No caravan or house on wheels shall be brought on to or remain on the property. No trade or business. *More covenants in place refer to your solicitor. *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) - D

Other Disclosures

We have been made aware that there is Spray Foam insulation within the roof, you will need to check with your lender if you require a mortgage for the purchase.

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 25/07/2025. 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.