

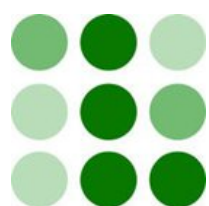


Wessex Drive, Bradford Abbas, Sherborne,
Dorset, DT9 6SH

Guide Price £400,000

Freehold

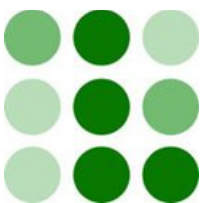
A well proportioned and well presented three/four bedroom, two reception room detached chalet style bungalow set in a tucked away position with a lovely enclosed garden area, within this popular village location. The bungalow benefits from double glazing, smart electric heating system, cloakroom, conservatory, en-suite to main bedroom, lovely enclosed garden and off road parking for multiple vehicles.

 **LACEYS**
YEOVIL LTD



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18 Wessex Drive, Bradford Abbas, Sherborne,
Dorset, DT9 6SH



- A Well Proportioned Three/Four Bedroom Detached Chalet Style Family Home
- Well Presented Throughout
- Two Reception Rooms
- Tucked Away Position, In This Popular Village Location
- Conservatory
- En-Suite To Main Bedroom
- Utility Room & Cloakroom
- Lovely Enclosed Wrap Around Garden Enjoying Good Privacy
- Off Road Parking For Multiple Vehicles

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

Wall mounted electric heater. Coved ceiling. Laminate flooring. Built in storage cupboard. UPVC double glazed window, front aspect. Stairs up to the landing. Doors to Cloakroom, Lounge, Dining Room, Kitchen, Utility Room & Study/Bedroom Four.

Cloakroom

Comprising low flush WC. Wall mounted was basin. Heated towel rail. Laminate flooring. Inset spotlights.

Lounge 5.28 m x 3.61 m (17'4" x 11'10")

Built in open fireplace with tiled hearth, decorative stone surround and mantle. Two wall mounted electric heaters. TV point. Laminate flooring. Coved ceiling. UPVC double glazed windows, both rear aspect. UPVC double glazed, double opening doors to the rear garden.

Dining Room 3.61 m x 2.97 m (11'10" x 9'9")

Wall mounted electric heater. Coved ceiling. Laminate flooring. UPVC double glazed window, front aspect.

Study/Bedroom Four 2.36 m x 2.29 m (7'9" x 7'6")

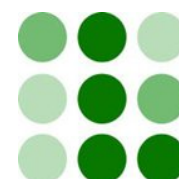
Wall mounted electric heater. TV point. Coved ceiling. Laminate flooring. Trail of spotlights. Double glazed sash window, front aspect.

Kitchen 3.81 m x 2.64 m (12'6" x 8'8")

Comprising inset single drainer, 1 1/2 bowl sink unit with mixer tap, tiled surround and rolltop worksurface with cupboards & drawers below. Recess for Range cooker (included), extractor hood above. Integrated slimline dishwasher. Integrated fridge. Wall mounted cupboards. Vinyl flooring. Coved ceiling. UPVC double glazed window, rear aspect.

Utility Room 2.36 m x 2.06 m (7'9" x 6'9")

Comprising inset stainless steel single drainer single sink unit with tiled surround, rolltop worksurface with cupboards below. Recess for washing machine, plumbing in place. Recess for tumble dryer. Space for undercounter freezer. Wall mounted cupboards. Extractor fan. Laminate flooring.



Landing

Built in airing cupboard which houses the hot water tank. Built in storage cupboard. Doors to Bedrooms One, Two & Three & the Family Bathroom.

Bedroom One 3.91 m x 3.56 m (12'10" x 11'8")

Built in quadruple mirror fronted wardrobe. Wall mounted electric heater. Laminate flooring. Dimmer switch. Double glazed sash window, rear aspect. Throughway to the En-Suite Shower Room.

En-Suite Shower Room 1.80 m x 1.73 m (5'11" x 5'8")

Modern suite comprising Insignia corner shower cubicle. Glass wash basin. Low flush WC. Heated towel rail. Shaver point. Vinyl flooring. Part tiled walls. Extractor fan. Inset ceiling spotlights. Velux window. Eaves storage space.

Bedroom Two 2.45 m x 2.40 m (8'0" x 7'10")

Wall mounted electric heater. Laminate flooring. Double glazed sash window, rear aspect.

Bedroom Three 2.45 m x 2.40 m (8'0" x 7'10")

Wall mounted electric heater. Laminate flooring. Double glazed sash window, front aspect.

Family Bathroom 2.92 m x 2.59 m (9'7" x 8'6")

White suite comprising bath with mixer tap shower attachment, tiled surround. Pedestal wash basin. Low flush WC. Heated towel rail. Vinyl flooring. Extractor fan. Half tiled walls. Double glazed window, front aspect.

Outside

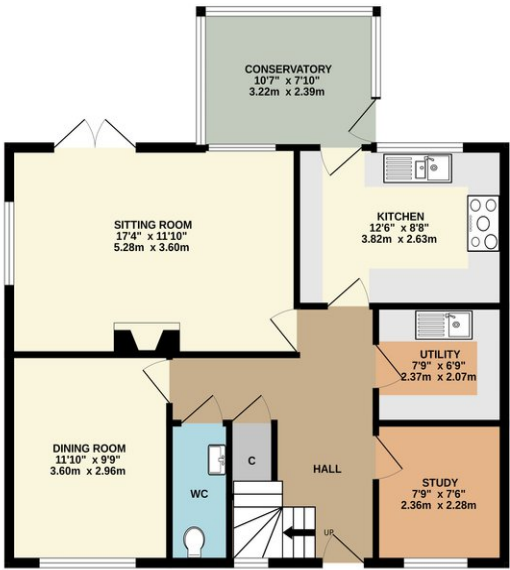
To the rear & side of the home there is a lovely enclosed garden area that enjoys a high level of privacy. The garden comprises a paved patio area. Nice sized lawn section with a range of mature plants, shrubs & trees (including fruit trees) in place. Two timber garden sheds. Summerhouse. Outside tap. Outside lights. The garden is bounded by fencing & shrubs with gates to both sides of the home providing access from the front.

To the front there is a gravelled parking area along with a concrete drive that provide off road parking for multiple vehicles. Entrance canopy above the front door. Outside light

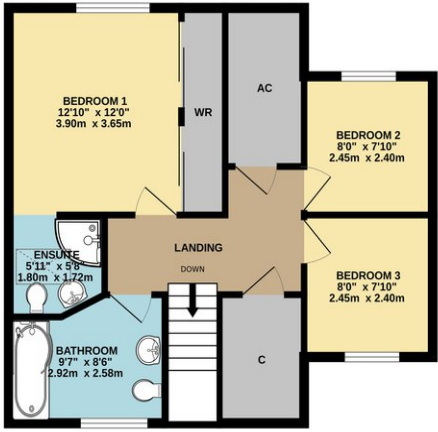


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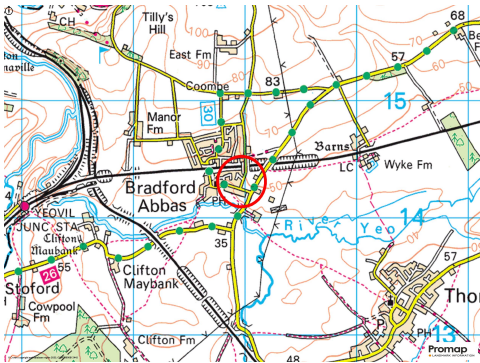
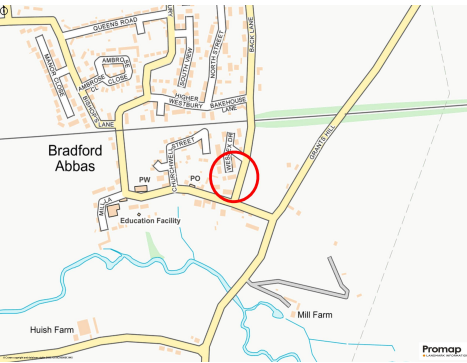
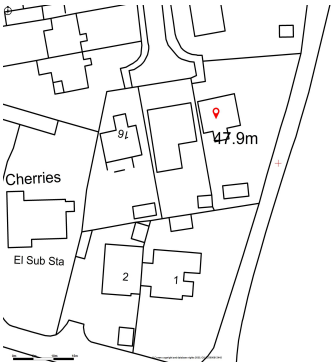
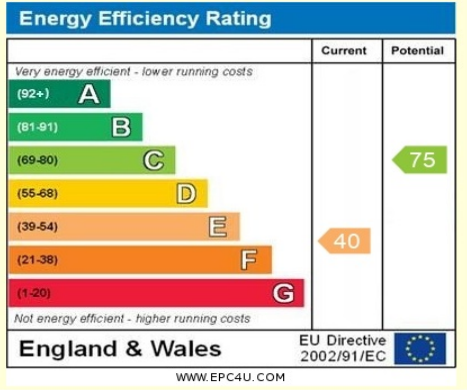
GROUND FLOOR
793 sq.ft. (73.7 sq.m.) approx.



1ST FLOOR
553 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA : 1346 sq.ft. (125.0 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.
Made with Metropix 62025



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* - D
- *Asking Price* - £400,000 Guide Price
- *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 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 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* - 3-4 Bedroom Detached Chalet Style 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
- *Sewerage* - Mains
- *Heating* - Smart Electric Heating System, Open Fire in the Lounge. Immersion tank in the airing cupboard on the landing that 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* - 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 shed, hut, caravan or temporary erection of any kind shall be placed upon the land without the consent in writing. To be used as a single private dwellinghouse only. No trade or business. *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* - 1/N/85/000272 - Refused Planning for 35 Dwellings 1985.
- *Accessibility/ Adaptations* - N/A
- *Coalfield Or Mining Area* - N/A

Energy Performance Certificate (EPC Rating) - E.

Other Disclosures

Awaiting sign off for Planning Permission for a 5x5m kitchen extension.

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 22/07/2025. 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.