



Lower Ream, Abbey Manor Park, Yeovil,
Somerset, BA21 3SB.

Guide Price £175,000

Freehold

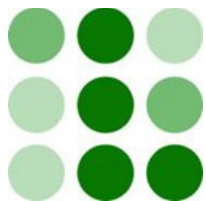
A two bedroom terraced house set on the popular Abbey Manor Park development, close to local amenities. The home benefits from gas central heating, UPVC double glazing, enclosed front & rear gardens and parking. Also the added benefit of No Onward Chain.

 **LACEYS
YEOVIL LTD**



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5 Lower Ream, Abbey Manor Park, Yeovil, Somerset, BA21 3SB



- A Two Bedroom Terraced House
- Popular Abbey Manor Park Development
- Close To Local Amenities
- Gas Central Heating
- UPVC Double Glazing
- Enclosed Rear & Front Gardens
- Allocated 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 Lounge.

Lounge 3.91 m x 3.02 m (12'10" x 9'11")

Radiator. TV point. Built in understairs cupboard. Dado rail. UPVC double glazed window, front aspect. Stairs up to the landing. Throughway to the Kitchen/Diner.



Kitchen/Dining Area 3.94 m x 2.62 m (12'11" x 8'7")

Comprising inset stainless steel single drainer, single sink unit with mixer tap, tiled surround and rolltop work surface with cupboards & drawers below. Recess for cooker. Recess for washing machine, plumbing in place. Space for upright fridge/freezer. Wall mounted cupboards. Wall mounted Worcester combi boiler. Space for table & chairs. Vinyl flooring. UPVC double glazed window, rear aspect. Frosted UPVC double glazed door to the rear garden.

Landing

Built in airing cupboard. Hatch to loft space. Doors to both Bedrooms & Bathroom.



Bedroom One 3.95 m x 3.22 m (13'0" x 10'7")

Radiator. TV point. Two UPVC double glazed windows, both front aspects.

Bedroom Two 3.35 m x 1.92 m (11'0" x 6'4")

Radiator. UPVC double glazed window, rear aspect.



Bathroom 1.93 m x 1.70 m (6'4" x 5'7")

White suite comprising bath with a wall mounted Mira Vie electric shower in situ, tiled surround. Pedestal wash basin. Low flush WC. Radiator. Vinyl flooring. Frosted UPVC double glazed window, rear aspect.

Outside

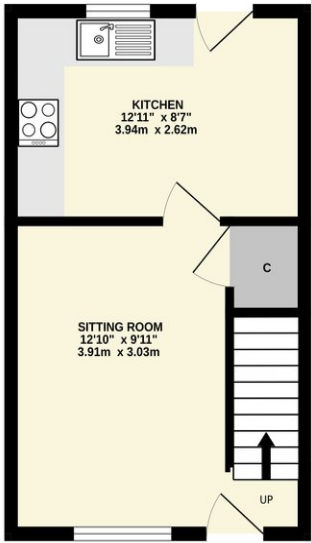
To the rear of the property there is an enclosed paved garden, some shrubs in situ, outside tap. The garden is bounded by fencing with a timber gate providing rear access, also access to the allocated parking space.

To the front there is a further enclosed lawn garden area, paved path to the front door, entrance canopy over. The garden is bounded by fencing, timber gate providing access.

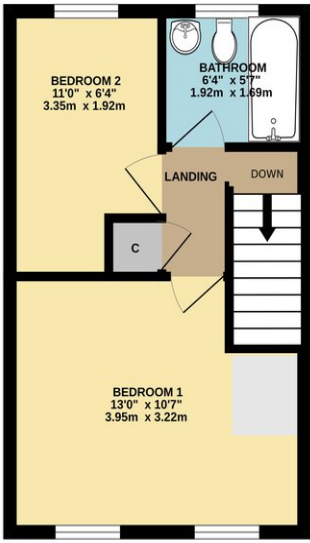


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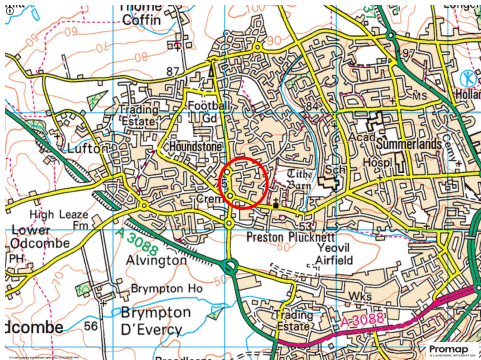
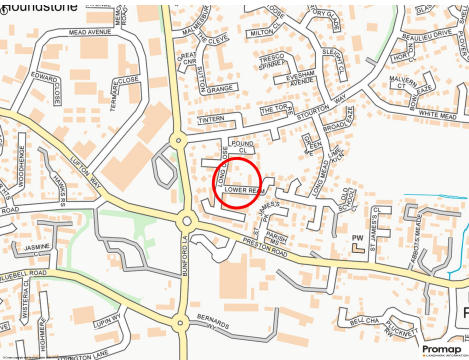
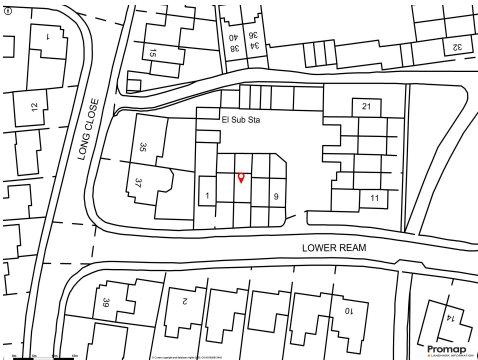
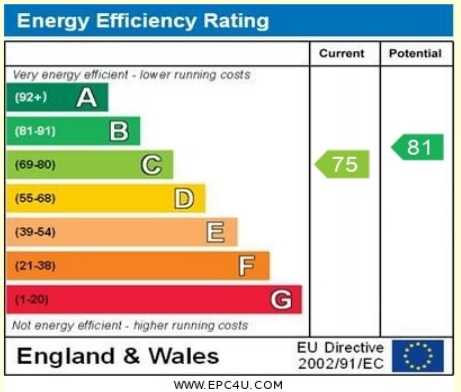
GROUND FLOOR



1ST FLOOR



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 misstatement. 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* - B
- *Asking Price* - Guide Price £175,000
- *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* - 2 Bedroom Terraced 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, Worcester 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* - Allocated

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;- Property to be used as a private dwellinghouse for a single family only. Not to park any lorry, van or other commercial vehicle permanently or temporarily on the property. *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) - C

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 01/08/2025. 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.