



Sutton Grange, Yeovil, Somerset, BA21 3SU

Guide Price £259,950

Freehold

This semi-detached two bedroom bungalow has been well maintained and much improved by the current owners and is situated in a popular location within Abbey Manor Park. The accommodation includes an open lobby, fitted kitchen, sitting room, inner hallway, two double bedrooms and a bathroom whilst outside there is a good sized, fully enclosed garden complete with summerhouse and workshop. To the front there is a low maintenance garden with ample driveway parking alongside.

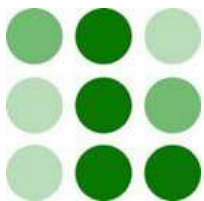
 **LACEYS**  
**YEOVIL LTD**



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

Tel: 01935 425115 Email: [info@laceysyeovil.co.uk](mailto:info@laceysyeovil.co.uk)





## 1 Sutton Grange, Yeovil, Somerset, BA21 3SU



- Semi-Detached Bungalow
- Popular Abbey Manor Park Location
- Two Bedrooms
- Fitted Kitchen
- Modern Bathroom
- Double Glazed
- Gas Central Heating
- Beautifully Presented
- Low Maintenance Garden
- Workshop & Summer House



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:

#### **Lobby**

Open plan with the kitchen and having a door leading to the sitting room. There is a radiator and a ceiling light point.

#### **Kitchen 3.56 m x 2.41 m (11'8" x 7'11")**

Fitted with a good selection of wall and base units with drawers and work surfaces above. There is a built in oven and hob with extractor fan above and space is available for a washing machine, fridge and freezer. There is open shelving and glass fronted display units. The ceramic sink with mixer tap is conveniently situated under the side facing double glazed window. There is a wine rack and spot lighting.

#### **Sitting Room 5.46 m x 3.02 m (17'11" x 9'11")**

A double glazed window overlooks the front of the property. There is a radiator and a decorative light fitting. A door opens to the inner hallway.

#### **Inner Hallway**

Doors open to both bedrooms, the sitting room, bathroom and airing cupboard which houses the gas fired combination boiler. There is a ceiling light point and access to the loft.

#### **Bedroom One 3.07 m x 2.81 m (10'1" x 9'3")**

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

#### **Bedroom Two 3.02 m x 2.18 m (9'11" x 7'2")**

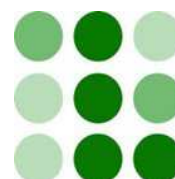
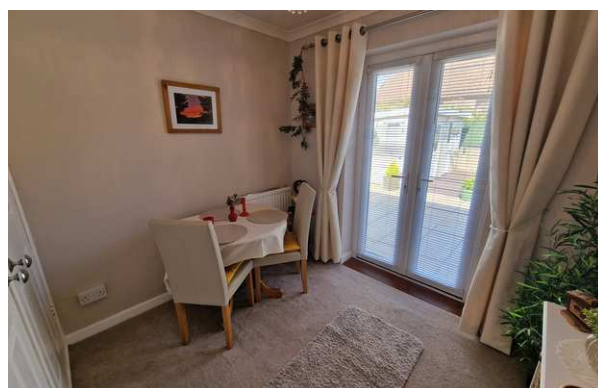
The second bedroom is also a double room and is currently being used as a dining room. There is a fitted wardrobe, a radiator and patio doors which open to the rear garden.

#### **Bathroom**

Fitted with a panel enclosed bath with mixer tap and thermostatically controlled shower above with screen to side, a low level WC and a pedestal wash basin. There is an obscured side facing double glazed window, a radiator and an enclosed light fitting.

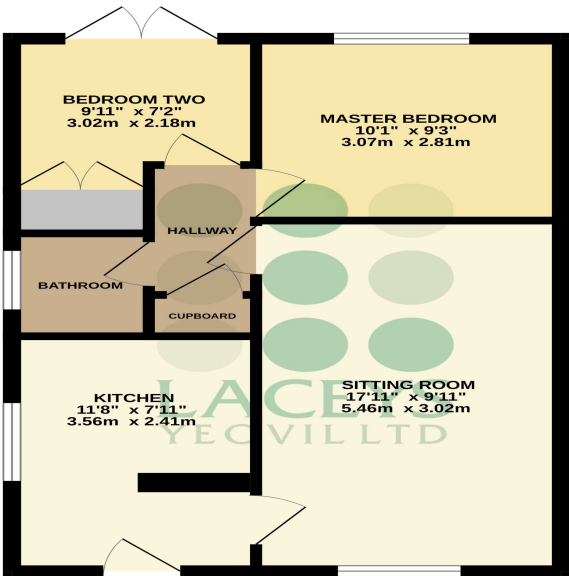
#### **Outside**

The rear garden has been tastefully landscaped offering a generous patio perfect for al-fresco dining area which leads to good size areas of shingle (planted with shrubs) and decking. The summer house is a great addition and useful for enjoying time outside whilst alongside there is a workshop complete with power. To the front the property has an area of shingle and mature shrubs with a long driveway.

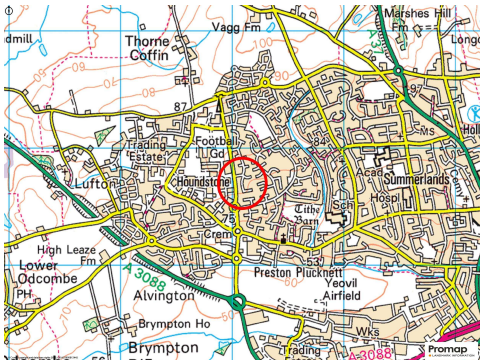
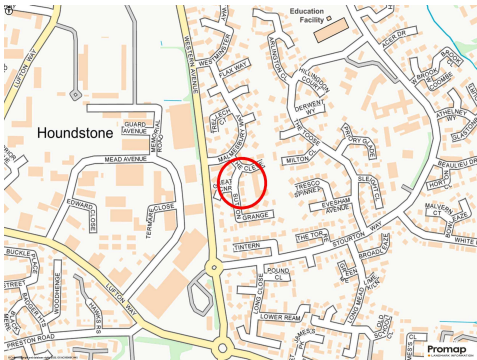
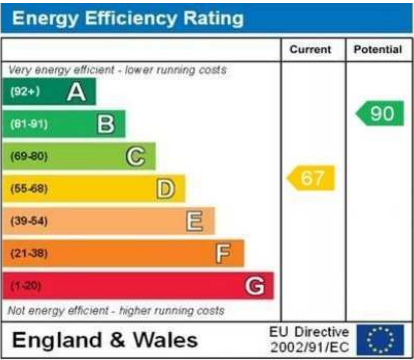


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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, windows, rooms and any other items are approximate, and no responsibility is taken for any error, omissions or mis-statements. The plan is for identification 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 operation or efficiency can be given.  
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**Please Note**  
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**Material Information applicable in all circumstances**

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 £259,950
- 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 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-metered
- Sewerage -Mains
- Heating -Gas Central Heating-combi boiler- airing cupboard.
- 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

**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 - The deeds and documents of the title having been lost and land is subject to such restrictive covenants as may have been imposed thereon before 18th May 2017 and are still subsisting and capable of being enforced.

We'd recommend you review the Title/deeds of the property with 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 considered to be at very low risk of 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**

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 06/08/25. 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.