



Blue Peter Gardens, West Coker Road, Yeovil, Somerset, BA20 2JA

Guide Price £450,000

Freehold

This deceptively spacious bungalow offers very well presented accommodation including an entrance hallway, cloakroom, twin aspect sitting room, kitchen/dining room, two generous double bedrooms both featuring fitted wardrobes and the family bathroom which includes both a shower and a bath. Beyond the kitchen there is a conservatory with an internal door to the garage which has an electric door and doubles as a utility space with a further sink, work surface and space for various white goods. To the side of the property there is ample driveway parking available whilst to the rear there is a beautiful, well established garden featuring a summer house and two sheds. The property is conveniently located close to a local shop, hair dressers, pharmacy and bus stop.



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

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



4 Blue Peter Gardens, West Coker Road, Yeovil, Somerset, BA20 2JA



- Spacious Detached Bungalow Set Just Off West Coker Road
- Two Good Size Double Bedrooms Both With Fitted Wardrobes
- Full Bathroom With Shower & Bath
- Additional Toilet/Cloakroom
- Twin Aspect Living Room
- Kitchen/Dining Room With Integrated Appliances
- Conservatory
- Garage With Utility Space
- Attractive Landscaped Rear Garden
- Select Small Development of Just Four Bungalows

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:

Entrance Hallway

Upon entering the property you are greeted with an entrance hallway which has doors leading to the kitchen/dining room, sitting room, cloakroom, bathroom and both bedrooms. There is a ceiling light point, a radiator and access is available to the loft.

Cloakroom

Fitted with a low level WC and a wash basin with tiled splash back. There is an obscured double glazed window to the side, an extractor fan, ceiling light point and a radiator.

Sitting Room 5.01 m x 3.60 m (16'5" x 11'10")

A lovely light twin aspect room with feature fireplace and inset electric fire. Double glazed windows overlook the front and side of the bungalow. There are two ceiling light points and a radiator.

Kitchen/Dining Room 5.00 m x 3.78 m (16'5" x 12'5")

The well equipped kitchen offers a good selection of wall, base and drawer units with work surfaces above. There is a built in eye level double oven and grill, an inset hob with extractor hood above, fridge/freezer and dishwasher. The ceramic sink with mixer tap is conveniently situated under the side facing double glazed window and there is a cupboard housing the gas fired combination boiler. There is ample space for a sizeable dining table and chairs and a variety of lighting options including recessed spot lighting, a ceiling light point and a low level hanging lamp over the dining area.

Conservatory 3.71 m x 3.42 m (12'2" x 11'3")

A great additional space to sit and enjoy the outlook over the rear garden. Double glazed windows overlook the side and rear, there is a glass roof and double doors which open to the rear garden. A further door opens to the garage. There are power points, wall lamps and a wall mounted electric heater.

Bedroom One 5.00 m x 4.14 m (16'5" x 13'7")

A particularly large double bedroom offering extensive fitted wardrobes. A double glazed window overlooks the rear garden. There is a radiator and a ceiling light point.

Bedroom Two 3.60 m x 3.00 m (11'10" x 9'10")

A further good size double room which once again features fitted wardrobes. There is a double glazed window overlooking the front of the property, a radiator and a ceiling light point.

Family Bathroom

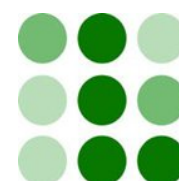
Fitted with a panel enclosed bath with mixer tap, separate large walk in shower, low level WC and a wash basin with vanity unit beneath. There is a side facing obscured double glazed window, an enclosed ceiling lamp, recessed spot lighting, a heated towel rail and a shaver point.

Garage 6.06 m x 3.12 m (19'11" x 10'3")

The garage also doubles up as a utility space with a further work surface and sink with cupboard beneath. There is space for four appliances (all of which are available with separate negotiation). There is an electrically operated door to the front, a door to the conservatory and a double glazed window overlooking the rear garden. There is strip lighting and access is available to the loft.

Outside

Accessed via a shared driveway leading to the four bungalows there is then ample driveway parking immediately to the side of the bungalow which in turn leads to the single garage. There is a low level brick wall to the front providing privacy with a wooden gate. The rear garden has been tastefully landscaped including a patio which is perfect for al-fresco dining with an area of shingle and a further circular patio alongside. There is a wide accessway with a gate to the front, perfect for bin storage etc whilst the main part of the garden is laid to lawn with planted and well stocked beds with mature trees and bushes. The garden offers plenty of intrigue and interest with a further area of shingle, two sheds and a summer house.



GROUND FLOOR
1208 sq.ft. (112.2 sq.m.) approx.

GARAGE
19'11" x 10'3"
6.06m x 3.12m

CONSERVATORY
12'2" x 11'3"
3.71m x 3.42m

KITCHEN
16'5" x 12'5"
5.00m x 3.78m

SITTING ROOM
16'5" x 11'10"
5.01m x 3.60m

HALL

BEDROOM 1
16'5" x 13'7"
5.00m x 4.14m

BEDROOM 2
11'10" x 9'10"
3.60m x 3.00m

BATHROOM

WC

WR (Wardrobe)

TOTAL FLOOR AREA: 1208 sq.ft. (112.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any error or omission in this document. The floor plan is for information only and should not be relied upon for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency can be given.

Made with Metaplan 12/05

Please Note

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Photographs/Floor Plans

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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 - Guide Price £450,000
- 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 -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
- 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 to carry on any trade business or manufacture upon the property nor to use the same for any other purpose other than as a single private dwelling house provided that working from home which shall not be materially visible from outside the property shall not be a breach of this covenant. Not to keep or suffer or permit to be kept on the property any noisy or offensive or dangerous birds or animals. Not to erect or place or allow to remain upon the property any hut caravan motorhome house on wheels or other chattel intended or adapted for use as a dwellinghouse or sleeping apartment or boat with or without a trailer. To contribute and pay on demand a fair and equal proportion of the cost incurred in the maintenance, repair and renewal of the accessway. Further covenants apply.

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 (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 14/08/2025. 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.