

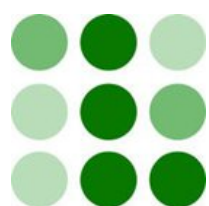


Nathan Close, Yeovil, Somerset, BA20 2TG,
BA20 2TG

Offers Over £450,000

Freehold

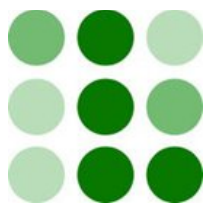
This very well presented detached family home offers accommodation including an entrance hallway, cloakroom, large study, kitchen, utility room, living room, dining room and conservatory. On the first floor there are three good size double bedrooms (master en-suite), a single room, family bathroom and separate WC. The property sits on a very generous plot with ample driveway parking leading to the large double garage with sizeable carport to the side whilst to the rear there is a tastefully landscaped garden.

 **LACEYS**
YEOVIL LTD



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6 Nathan Close, Yeovil, Somerset, BA20 2TG



- Large Detached Family Home
- Popular Watercombe Heights Development
- Four Bedrooms
- Three Reception Rooms
- Conservatory
- Utility Room
- Generous Double Garage With Carport Alongside
- Attractive Rear Garden

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

As you enter the property you are greeted with an entrance hallway which has doors opening to the sitting room, kitchen, cloakroom and study. Stairs provide access to the first floor landing. There is a radiator and a ceiling light point.

Cloakroom

Fitted with a low level WC and a small basin with mixer tap. There is an obscured double glazed window facing the front, a radiator and a ceiling light point.

Study 3.64 m x 2.44 m (11'11" x 8'0")

The third reception room is currently being used as a study however would equally make a great den or children's play room. There is a double glazed window to the front, a radiator and a decorative light fitting. Wall sockets for both Jurassic fibre and Openreach (both FTTP).

Sitting Room 5.01 m x 4.89 m (16'5" x 16'1")

The sitting room feels spacious with double doors opening to the dining room and double glazed doors opening to the conservatory. There are two decorative light fittings and an attractive electric fire with wooden surround providing a nice focal feature. Television point and internet connection for smart television.

Conservatory 3.43 m x 3.23 m (11'3" x 10'7")

A great additional space to sit and look over the garden. Double glazed windows overlook both sides and the rear and double doors open to the patio.

Dining Room 3.16 m x 3.01 m (10'4" x 9'11")

A good size room perfect for formal dining with a double glazed window overlooking the rear garden. There is a radiator, a decorative light fitting and a serving hatch to the utility room.

Kitchen 3.11 m x 2.76 m (10'2" x 9'1")

Fitted with a good selection of wall, base and drawer units with work surfaces above. There is a built in electric oven with gas hob and extractor hood above, integrated fridge and dishwasher. The ceramic sink with mixer tap is conveniently situated under the front facing double glazed window. There is spot lighting and a radiator. A door opens to the utility room.

Utility Room

Space is available for a washing machine and further appliance with work surface and storage cupboard above. There is a serving hatch to the dining room, electrical consumer unit, understairs cupboard and a radiator. A door opens to the side of the property and a further door opens to the kitchen.

First Floor Landing

Doors open to all four bedrooms, the airing cupboard which houses the hot water cylinder, cloakroom and bathroom. There is a ceiling light point and access is available to the loft which is partially boarded with a pull down ladder and light.

Bedroom One 4.82 m x 3.03 m (15'10" x 9'11")

A large double room with a double glazed window overlooking the rear garden, a radiator and a ceiling light point. There is a fitted wardrobe and a door which leads to the en-suite shower room.

En-Suite

Fitted with a concealed cistern WC with vanity unit alongside with inset sink and mixer tap. There is a corner shower enclosure with power shower (pump in airing cupboard), a ceiling light point, extractor fan, heated towel rail and an obscured side facing double glazed window.

Bedroom Two 3.40 m x 3.05 m (11'2" x 10'0")

The second bedroom is a double room and benefits from having a fitted cupboard. There is a double glazed window to the rear, a radiator and a ceiling light point.

Bedroom Three 3.16 m x 2.78 m (10'4" x 9'1")

The third bedroom has a double glazed window overlooking the front of the property, a radiator and a ceiling light point.

Bedroom Four 2.46 m x 1.96 m (8'1" x 6'5")

A single room with a double glazed window overlooking the front of the property. There is a radiator and a ceiling light point.

WC

Fitted with a low level WC and a wall hung wash basin. There is an obscured front facing double glazed window, a ceiling light point and a radiator.

Family Bathroom

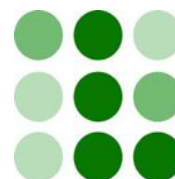
Fitted with a P-shaped shower bath with screen to side and power shower. There is a pedestal wash basin with mixer tap and a double glazed window faces the side of the property. There is an enclosed ceiling lamp, an extractor fan, heated towel rail and a shaver light/point.

Double Garage 5.55 m x 5.00 m (18'3" x 16'5")

The sizeable double garage has a powered roller door to the front and a personal door which opens to the garden. The gas fired boiler is located in here and there is ample eaves storage space.

Outside

The property is situated in a small close and offers ample driveway parking for multiple vehicles with an area of lawn either side. There is a generous carport which our clients store a caravan under with gated access leading to the rear garden. The rear garden offers plenty of variety and interest with a patio providing the perfect space for al-fresco dining which in turn leads to a good size area of lawn. There is a raised pond with cover and steps lead to a decked area with further lawn alongside. There are a good selection of mature shrubs, trees and bushes and a useful wooden shed. Outside power points, external motion activated lighting, EV charging point and a tap at the front of the garage are useful additions.



Material Information applicable in all circumstances

- Council Tax Band - F
- Asking Price - Offers Over £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 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 (metered)
- Sewerage -Mains
- Heating -Gas Central Heating- boiler in garage, cylinder in A/C
- Broadband - We understand that FTTP is connected with both Jurassic Fibre & Openreach. 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 - Ample Driveway Parking, Carport Parking and Double 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 - No building other than a private house and garage shall be erected on any one plot. No part of any plot (other than any part on which a house and garage is or are erected) shall be used otherwise than as a private drive or garden and no hut or shed shall be placed or erected thereon except a garden or tool shed or glass or greenhouse not exceeding one hundred square feet in the back garden and no washing shall be hung out in the front garden of any plot and further and in particular no caravan or any accommodation nor shall any commercial vehicle or boat be parked on the driveway or front garden of any plot.

Material Information that may or may not apply

No Trade of business shall be carried out upon any plot but that shall not prohibit the carrying on thereon of the business of solicitor accountant dentist doctor. Not at any time to keep or permit to be kept any animals or vermin on the property or any part thereof other than normal domestic animals and in particular not to keep any pigs poultry sheep or cattle thereon. To keep any garden on the property or any part thereof in a neat and tidy condition. More covenants in place, please refer to your conveyancer.

Material Information that may or may not apply continued

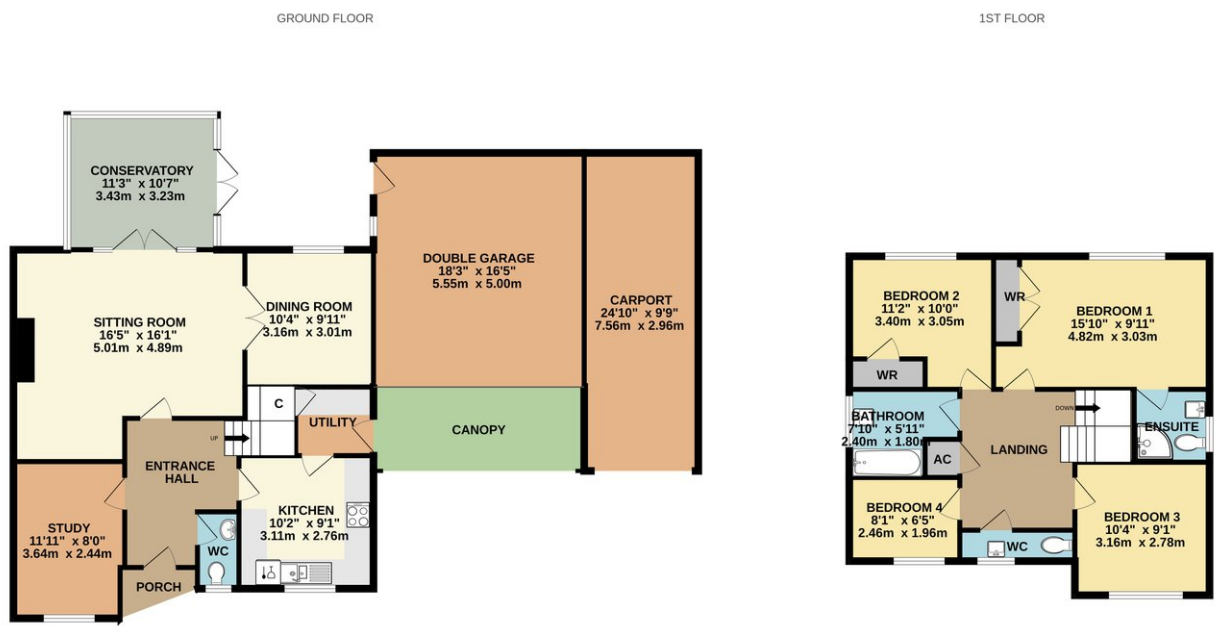
- Rights and Easements - We're not aware of any significant/material rights, but we'd recommend you review the Title/deeds of the property with your solicitor.
- Current Flood Risk - According to the Environment Agency's website the property is at a very low risk of River, Sea and Surface Water Flooding (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

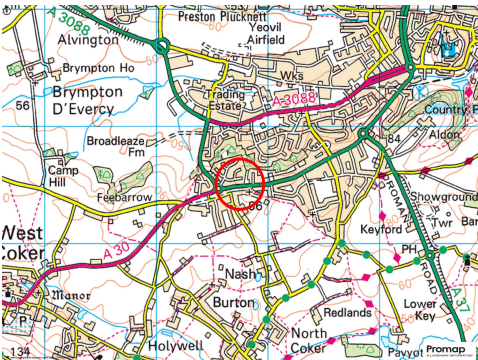
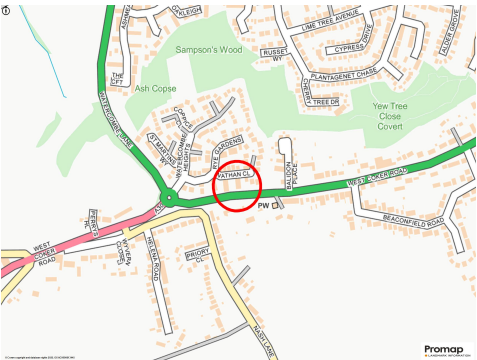
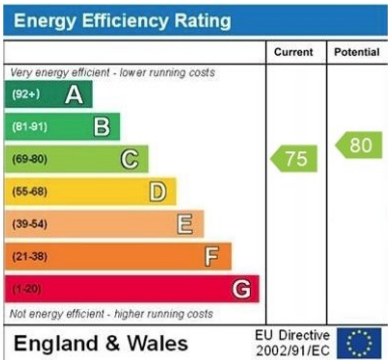
No other Material disclosures have been made by the Vendor.

This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor, on the 27/08/2025. 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.

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