

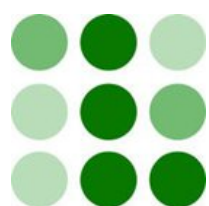


Broadacres, East Coker, Yeovil, Somerset,
BA22 9LW

Guide Price £450,000

Freehold

A well proportioned extended three bedroom, two reception room detached bungalow set in a tucked away position within this popular village location. The bungalow benefits from oil central heating, UPVC double glazing, versatile loft space, enclosed rear garden, garage and off road parking. No Onward Chain.

 **LACEYS
YEOVIL LTD**



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

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



29 Broadacres, East Coker, Yeovil, Somerset,
BA22 9LW



- A Well Proportioned Three Bedroom Extended Detached Bungalow
- Sought After East Coker Village Location
- Two Reception Rooms
- Tucked Away Position
- Enclosed Rear Garden
- Versatile Loft Space
- UPVC Double Glazing
- Oil Central Heating
- Utility Room & Cloakroom
- Garage & Driveway Parking

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

UPVC double glazed front door to the Entrance Porch. **Entrance Porch**
UPVC double glazed side panel. Frosted glazed door to the Entrance Hall.

Entrance Hall

Radiator. Phone point. Hatch to loft space, pull down ladder in situ. Built in double fronted airing cupboard which houses the hot water tank. Doors to Lounge, all Three Bedrooms & the Shower Room.

Lounge 6.55 m x 6.30 m (21'6" x 20'8")

Built in fireplace with paved hearth, stone surround and wooden mantle in place. TV point. Three radiators. Built in shelving. Coved ceiling. Stairs up to the Loft Space. Archway's to the Dining Room & Inner Lobby.

Dining Room 6.35 m x 2.87 m (20'10" x 9'5")

Radiator. Coved ceiling. Ceiling rose. UPVC double glazed window, side aspect. UPVC double glazed double opening sliding patio doors to the rear garden.

Inner Lobby

Doors to the Kitchen & Utility Room.

Kitchen 2.86 m x 2.45 m (9'5" x 8'0")

Comprising inset single drainer, 1 1/2 bowl sink unit with mixer tap, tiled surround and rolltop worksurface with cupboards & drawers below. Built in oven & hob with extractor over. Space for upright fridge/freezer. Wall mounted cupboards. Radiator. Tiled floor. UPVC double glazed window, rear aspect.

Utility Room 2.41 m x 1.90 m (7'11" x 6'3")

Space & plumbing in place for washing machine. Built in cupboards. Wall mounted cupboards. Radiator. Tiled floor. Frosted UPVC double glazed window, side aspect. Frosted UPVC double glazed door to outside. Wooden doors to the Cloakroom & Garage.

Cloakroom

Comprising low flush WC. Wall mounted wash basin. Tiled floor. Frosted UPVC double glazed window, side aspect.

Bedroom One 3.93 m x 3.35 m (12'11" x 11'0")

Two sets of built in double fronted wardrobes. Radiator. Ceiling rose. UPVC double glazed window, front aspect.

Bedroom Two 3.33 m x 2.64 m (10'11" x 8'8")

Radiator. UPVC double glazed window, side aspect.

Bedroom Three 3.89 m x 2.67 m (12'9" x 8'9")

Radiator. UPVC double glazed window, front aspect.

Shower Room (Ground Floor)

Comprising triple width shower cubicle with wall mounted shower, paneled surround. Pedestal wash basin. Low flush WC. Extractor fan. Radiator. Vinyl flooring. Frosted UPVC double glazed window, side aspect.

Loft Space 9.04 m x 3.10 m (29'8" x 10'2")

Radiator. Vanity sink unit. Phone point. Built in storage cupboards. UPVC double glazed windows, front & side aspects.

Outside

To the rear there is an enclosed garden which is paved, outside tap, outside lights, oil tank, greenhouse. There is a further raised seating area with a Pergola in situ. The garden is bounded by fencing with a timber gate providing side access from the front.

To the front there is a lawn area with flowerbeds bordering. Concrete drive provides off road parking & access to the **Garage 5.06m (16'7") x 2.45m (8')** - Up & over door, power & lighting in situ, also houses the floor standing Grant boiler. Concrete path leads to the front door, entrance canopy above. Outside lights.

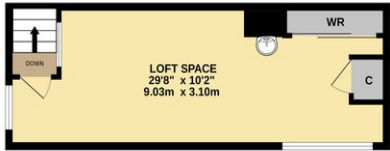


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GROUND FLOOR
1303 sq.ft. (121.1 sq.m.) approx.

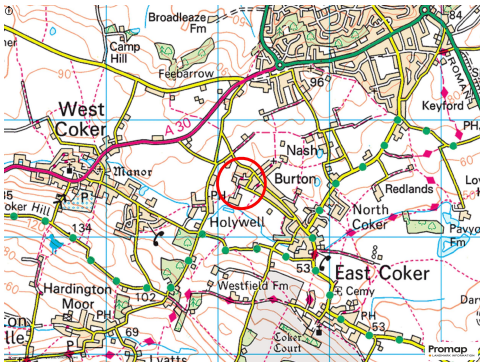
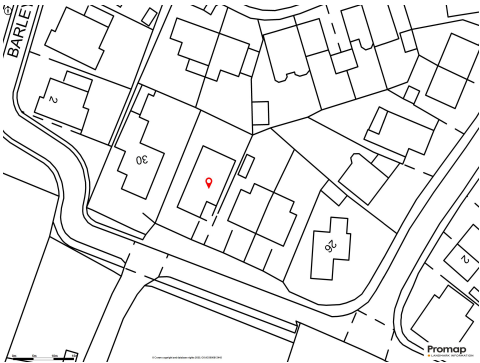
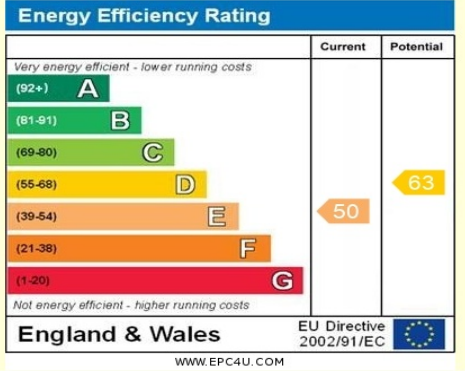


1ST FLOOR
308 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA: 1611 sq.ft. (149.7 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.
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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* - E
- *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.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* - 3 Bedroom 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 on a Meter.
- *Sewerage* - Mains
- *Heating* - Oil Central Heating, Grant boiler located in the garage, hot water tank located in the airing cupboard in the Entrance Hall 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* - Garage & 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; - To be used as a single private residence in one occupation only. *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) - E

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 TBC/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.