



Camborne Place, Yeovil, Somerset, BA21 5DQ.

Guide Price £250,000

Freehold

A well presented & well proportioned two bedroom, two reception room terraced home offering a good opportunity for First Time Buyer(s), set in a convenient location close to local amenities. The home benefits from gas central heating, UPVC Double glazing, cloakroom, modern bathroom suite, nice sized enclosed rear garden, larger than average garage and off road parking for 4 vehicles.

 **LACEYS
YEOVIL LTD**



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5 Camborne Place, Yeovil, Somerset, BA21 5DQ



- A Well Presented & Well Proportioned Two Bedroom Terraced Home
- Two Reception Rooms
- Convenient Location, Close To Local Amenities
- Gas Central Heating
- UPVC Double Glazing
- Modern Kitchen & Bathroom
- Nice Sized Enclosed Garden
- Larger Than Average Garage
- Off Road Parking For 4 Vehicles
- Good Opportunity For First Time Buyer(s)

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

Front door to the Entrance Hall.

Entrance Hall

Laminate flooring. Door to the Dining Room.

Dining Room 4.72 m x 3.73 m (15'6" x 12'3")

Built in focal fireplace. Radiator. Built in understairs push storage cupboards. Laminate flooring. Stairs up to the Landing. Throughway to the Lounge. Door to Kitchen.

Lounge 4.47 m x 3.61 m (14'8" x 11'10")

Built in fireplace. Radiator. TV point. Phone point. Cornicing. UPVC double glazed bay window, front aspect.

Kitchen 4.06 m x 3.40 m (13'4" x 11'2")

Modern well fitted kitchen comprising inset single drainer, 1 1/2 bowl sink unit with mixer tap, tiled surround, cupboard below & recess for washing machine, plumbing in place. Further built in rolltop worksurface with a good range of cupboards and drawers below. Built in oven and hob, extractor above. Built in breakfast bar. Wall mounted cupboard. Understairs recess that has space for an upright fridge/freezer and space for a slimline dishwasher, plumbing in place.. Two radiators. Laminate & tiled flooring. Inset ceiling spotlights. UPVC double glazed window, rear aspect. UPVC double glazed double opening doors to the Rear Garden. Door to the Cloakroom.

Cloakroom

Comprising low flush WC. Vanity sink unit. Heated towel rail. Laminate flooring. Inset ceiling spotlight.

Landing

Hatch to loft space. Doors to both Bedrooms & the Bathroom.

Bedroom One 4.72 m x 4.09 m (15'6" x 13'5")

Radiator. Phone point. Built in double fronted cupboard. Walk in wardrobe/office space, versatile depending on requirements. Two UPVC double glazed windows, both front aspects.

Bedroom Two 3.53 m x 2.54 m (11'7" x 8'4")

Radiator. UPVC double glazed window, rear aspect.

Bathroom 3.40 m x 2.59 m (11'2" x 8'6")

Modern white suite comprising bath with mixer tap, wall mounted shower including over sized head, panelled surround Vanity sink unit. Low flush WC. Heated towel rail. Radiator. Extractor fan. Built in cupboard which houses the Glow Worm combi boiler. Inset ceiling spotlights. Vinyl flooring. Frosted UPVC double glazed window, rear aspect.

Outside

From the Kitchen access is provided to the Rear Garden, the first section is an enclosed paved patio area, with chippings bordering. Outside light. This section is bounded by fencing. Timber gate provides access through to the main good sized lawn areas, flowerbeds in situ. This area is bounded by fencing, timber gate provides access to the Garage & Parking areas.

Off road parking for multiple vehicles, larger than average Garage - Up & over door, power & lightning in situ. Outside light.



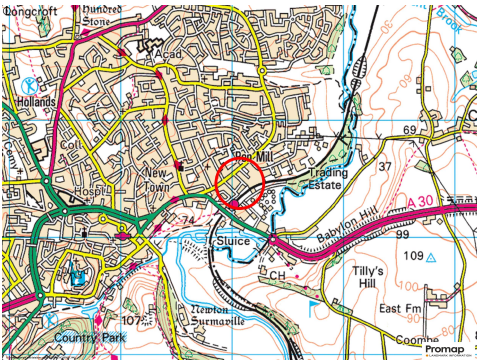
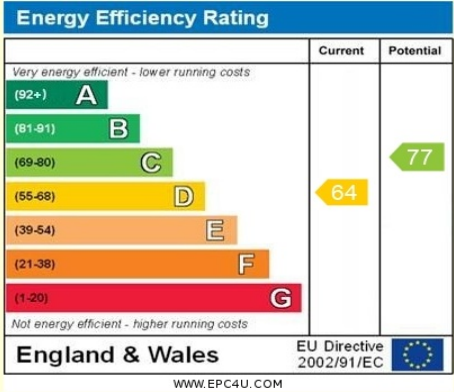
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GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floor, window, rooms and any other space 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 operation or efficiency can be given.
Made with Measure C2025.



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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 £250,000
- *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 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 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, on a meter.
- *Sewerage* - Mains.
- *Heating* - Gas Central Heating, Glow Worm combi boiler located in the cupboard in the Bathroom 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* - Garage and Off Street 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* - We'd recommend you review the Title/deeds of the property with 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) - 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 1/10/2025. 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.