



Hyde Road, Montacute, Somerset, TA15 6UW

Guide Price £245,000

Freehold

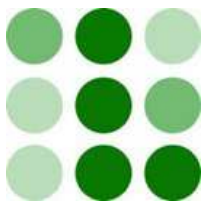
This spacious terraced home is situated in a slightly elevated position towards the end of a no through road in the popular village of Montacute. Offered for sale with no forward chain and recently decorated the house offers accommodation including an entrance hallway, sitting room with open fire, kitchen/dining room, ground floor cloakroom and a rear porch. On the first floor there are two double bedrooms, a good size single room and the recently fitted family bathroom. The rear garden is a good size offering plenty of variety and interest with a brick built shed whilst at the front the garden is planted with a good selection of shrubs.

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29 Hyde Road, Montacute, Somerset, TA15 6UW



- Terraced Family Home
- Three Bedrooms
- Popular Village Location
- Recently Fitted Bathroom
- Kitchen/Dining Room
- Downstairs WC
- Good Size Rear Garden
- Rear Porch
- Brick Built Shed
- Mains Gas Central Heating

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

Doors open to the sitting room and kitchen/dining room. There is a radiator and a ceiling light point. Stairs lead to the first floor.

Sitting Room 3.96 m x 3.68 m (13'0" x 12'1")

The sitting room has a new England feel with its painted blue panelling and feature fireplace with brick surround. There is a large double glazed window overlooking the front of the property, a radiator and a decorative light fitting. A door opens to the under stairs cupboard.

Kitchen/Dining Room

Kitchen 5.70 m x 1.70 m (18'8" x 5'7")

Dining Area 2.90 m x 2.07 m (9'6" x 6'9")

The L-shaped kitchen dining room has a sociable feel with ample space for a dining table. There are a good selection wall, base and drawer units. There is a built in oven and electric hob with space for a washing machine and fridge/freezer. The stainless steel sink with mixer tap is conveniently situated under the rear facing double double glazed window with a further window overlooking the rear porch. There is a radiator, two ceiling light point, a radiator and doors which open to the cloakroom and rear porch.

Cloakroom

Fitted with a low level WC and a corner wash basin with mixer tap and panelled splash back. There is an obscured rear facing double glazed window, a ceiling light point and a radiator.

Rear Porch

A useful space to kick off shoes and to dry off any muddy pets with a practical tiled floor. A double glazed window overlooks the rear garden and there is a door providing access.

Landing

Doors open to all three bedrooms and the family bathroom. There is a useful shelved recess, a front facing single glazed window and a ceiling light point.

Bedroom One 3.64 m x 3.52 m (11'11" x 11'7")

A spacious double room with a large double glazed window overlooking the rear garden. There is a cupboard which houses the gas fired combination boiler, a radiator and a ceiling light point.

Bedroom Two 3.51 m x 2.66 m (11'6" x 8'9")

The second bedroom is also a comfortable double room with a double glazed window overlooking the rear garden, a radiator and a ceiling light point.

Bedroom Three 2.97m x 2.19m (9'9" x 7'2")

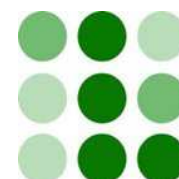
A sensible size single room which is currently being used as a home office. There is a radiator and a ceiling light point. A single glazed window overlooks the front of the property.

Bathroom

The recently fitted bathroom includes a panel enclosed bath with mixer tap and shower attachment with screen to side, a low level WC and a pedestal wash basin. There is a front facing window, an enclosed ceiling lamp and a heated towel rail.

Outside

The property is situated in a slightly elevated position and is accessed via a shared path with steps leading to the front door. There is an area of lawn and shingle with mature shrubs and a tree. The long rear garden has been designed with ease of maintenance in mind with large patios and an area of shingle. There are mature bushes and trees providing a good degree of privacy, a raised pond and large brick built shed.



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GROUND FLOOR
497 sq.ft. (46.2 sq.m.) approx.

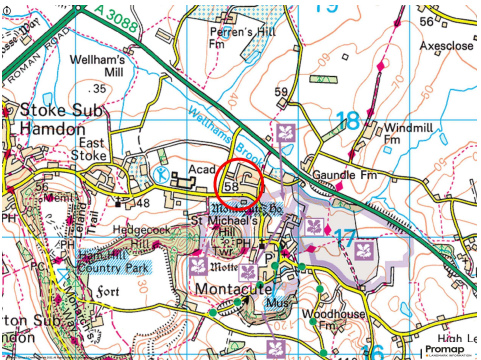
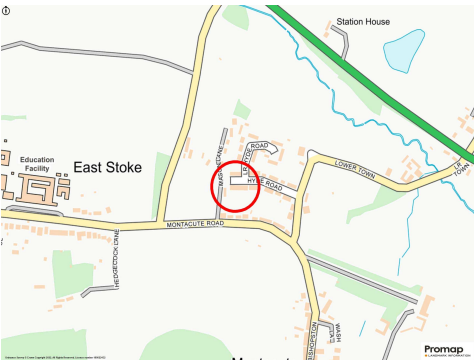
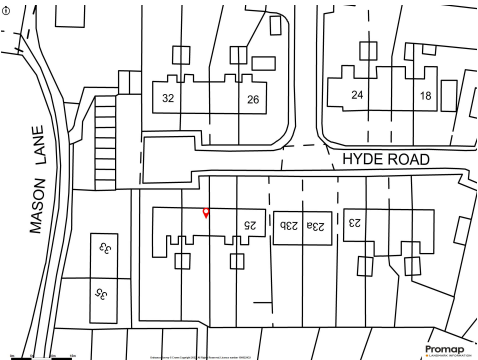
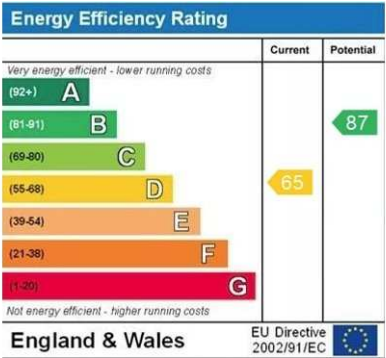


1ST FLOOR
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA: 894 sq.ft. (83.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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Please Note

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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 - B
- Asking Price - Guide Price £245,000
- 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 -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
- Sewerage -Mains
- Heating -Mains Gas Central Heating-combi boiler Bedroom One
- 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 -On 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 - Not to carry out any trade or business upon the premises. Not to station any caravan tent or other mobile dwelling intended for human habitation. Jointly with the owner of 31 Hyde Road maintain in good repair the footpath.
- More covenants in place refer to your solicitor.

Material Information that may or may not apply continued

- Rights and Easements - We understand that the property we are selling also has a right of access from the lower part of the garden into the neighbours garden to the right.
- Current Flood Risk - According to the Environment Agency's website the property is at Very Low Risk of River, Sea & Surface Water flooding. 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

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 29/10/2025. 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.