

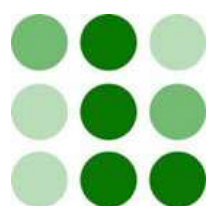


Mudford Hill, Mudford, Yeovil, Somerset,
BA21 5SJ

Guide Price £425,000

Freehold

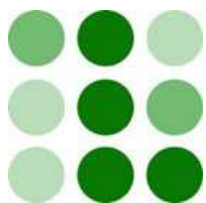
A well proportioned three bedroom, two reception room detached chalet style bungalow set in a tucked away position that does require some updating but offers a fantastic opportunity for the right buyer(s). The bungalow benefits from double glazing, utility room, conservatory, three double bedrooms, four piece bathroom suite, lovely mature enclosed good sized rear garden, garage and off road parking for multiple vehicles. No Onward Chain.

 **LACEYS
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Fields, Mudford Hill, Mudford, Yeovil, Somerset,
BA21 5SJ



- A Well Proportioned Three Bedroom Detached Chalet Style Bungalow
- Tucked Away Position
- Some Updating Required, Fantastic Opportunity
- Two Reception Rooms
- Conservatory
- Utility Room
- Four Piece Bathroom Suite
- Lovely Mature Enclosed Rear Garden
- Garage & Off Road Parking For Multiple Vehicles
- No Onward Chain

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

Glazed front door to the Entrance Lobby - Door to the Reception Hall.

Reception Hall

Radiator. Doors to the Lounge, Kitchen, Utility Room, Two ground floor Bedrooms & the ground floor Bathroom. Stairs up to the Landing.

Lounge 6.35 m x 3.71 m (20'10" x 12'2")

Built in open fireplace with paved hearth, stone surround. Radiator. TV point. Phone point. Two double glazed windows, front & side aspects. Double glazed sliding door to the Garden Room. Door to the Dining Room.

Dining Room 3.58 m x 2.72 m (11'9" x 8'11")

Radiator. Throughway to the Kitchen.

Kitchen 4.70 m x 3.23 m (15'5" x 10'7")

Comprising inset single drainer, 1 1/2 bowl sink unit with mixer tap, tiled surround, rolltop worksurface with cupboards & drawers below. Built in oven & hob, extractor above. Recess for dishwasher, plumbing in place. Integrated fridge/freezer. Wall mounted cupboards. Space for table & chairs. Radiator. Vinyl flooring. TV point. Phone point. Stable door to the Garden Room. Two double glazed windows, one internal, one rear aspect with outlook.

Garden Room 4.25 m x 3.05 m (13'11" x 10'0")

Tiled floor. UPVC double glazed, double opening doors to the Rear Garden.

Utility Room 2.68 m x 2.44 m (8'10" x 8'0")

Comprising two inset stainless steel circular sinks, mixer tap, tiled surround, rolltop worksurface with cupboards below. Recess for washing machine, plumbing in place. Space for fridge/freezer. Vinyl flooring. Double glazed window, front aspect.

Bedroom Two (Ground Floor) 3.58 m x 3.30 m (11'9" x 10'10")

Radiator. two double glazed windows, side & rear aspect.

Bedroom Three (Ground Floor) 3.48 m x 3.07 m (11'5" x 10'1")

Radiator. Double glazed window, front aspect.

Ground Floor Bathroom 3.00 m x 2.82 m (9'10" x 9'3")

Suite comprising bath with mixer tap, tiled surround. Double width shower cubicle with wall mounted Triton electric shower in situ, tiled surround. Pedestal wash basin. Low flush WC. Radiator. Built in airing cupboard which also houses the hot water tank. Frosted double glazed window, side aspect.

Landing/Study 4.70 m x 2.26 m (15'5" x 7'5")

Built in wardrobes. Eaves storage cupboards. Double glazed window, front aspect. Doors to Bedroom One, Cloakroom & further loft space.

Bedroom One (First Floor) 4.70 m x 3.66 m (15'5" x 12'0")

Radiator. Phone point. Double glazed window, rear aspect.

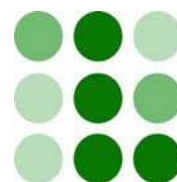
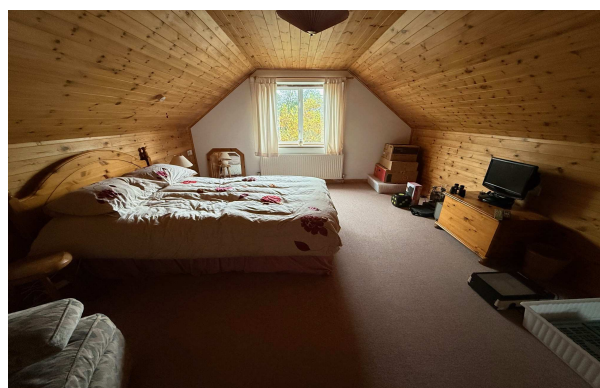
Cloakroom (First Floor)

Vanity sink unit. Low flush WC.

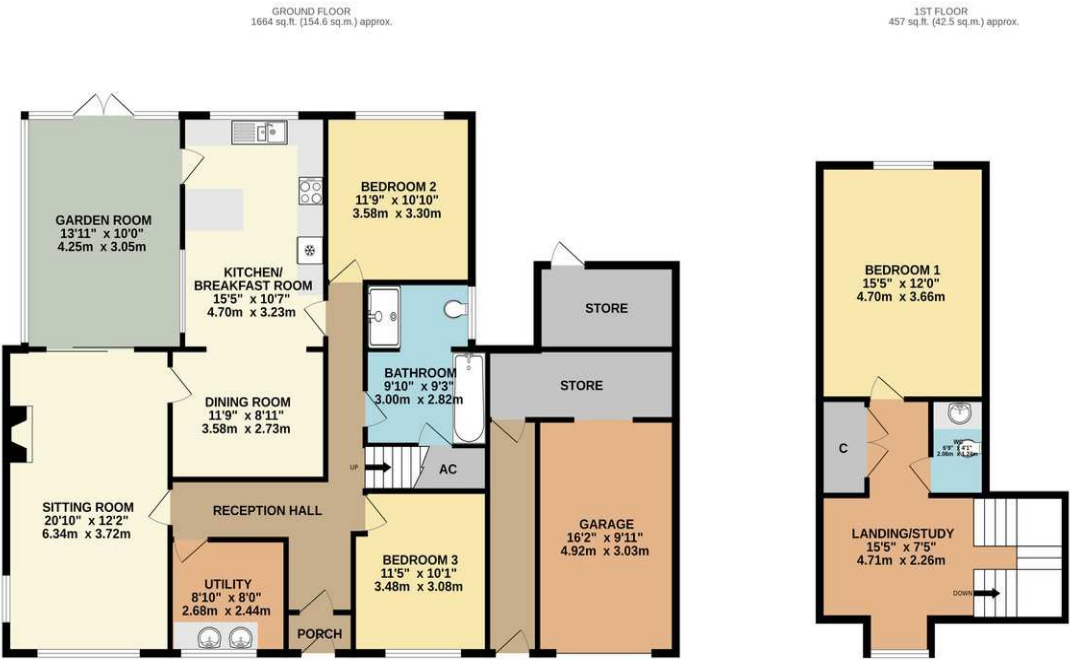
Outside

To the rear there is a nice sized enclosed garden area with a good range of mature shrubs & trees in situ. The garden comprises of a paved patio area, lawn sections, cultivated areas, greenhouse, outside store. The garden is bounded by hedging & fencing, a gate provides side access from the front. Timber door also provides rear access in to the **Garage - 4.92m (16'2") x 3.03m (9'11")**.

To the front there are two raised lawn areas, steps up to both, mature shrubs & trees in situ. Outside light. The drive provides off road parking for multiple vehicles & access to the Garage. The front garden areas are bounded by hedging & walling, five bar wooden gate provides access to the front garden.



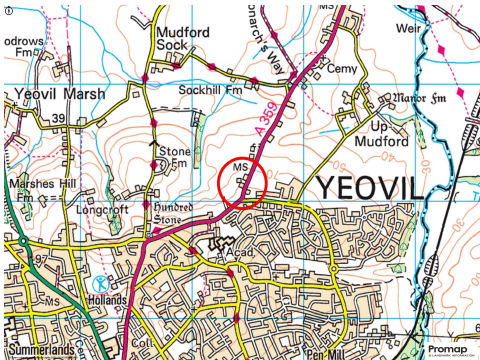
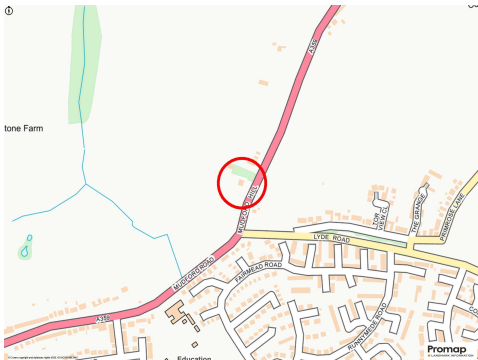
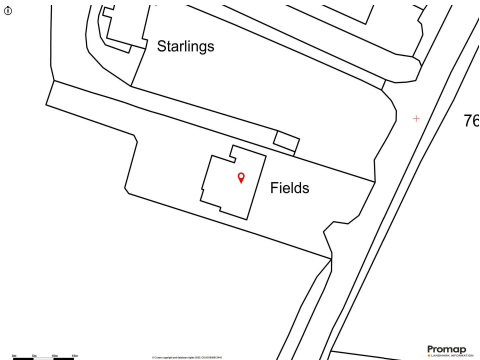
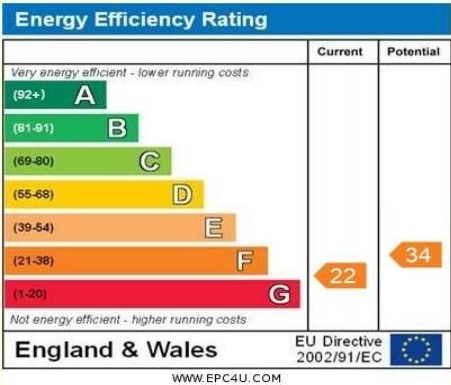
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TOTAL FLOOR AREA : 2121 sq.ft. (197.0 sq.m.) approx.

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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Please Note

No tests have been undertaken of any of the services and any intending purchasers/tenants should satisfy themselves in this regard. Lacey's Yeovil Ltd for themselves and for the vendor/landlord of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Lacey's or the vendor/landlord, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (iv) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor/landlord does not make or give either Lacey's or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.

Photographs/Floor Plans

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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* - D - There is an improvement indicator listed next to this property which therefore means the Council Tax Band may be reassessed upon sale.
- *Asking Price* - Guide Price £425,000
- *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 Chalet 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
- *Sewerage* - Mains
- *Heating* - Electric heating, electric boiler, radiators in each room. Open fire in the lounge. Hot water tank located in the airing cupboard in the bathroom 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.
- *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* - 22/00695/OUT - Outline planning application with all matters reserved except for access, for the erection of up to 252 dwellings, public open space (including community orchard and village green), woodland planting, ecological buffers, sustainable drainage systems, a biodiverse wetland habitat and other ancillary works.
- *Accessibility/ Adaptations* - N/A
- *Coalfield Or Mining Area* - N/A

Energy Performance Certificate (EPC Rating) - F

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 6/11/2025. 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.