



Bowleaze, Abbey Manor Park, Yeovil, Somerset,  
BA21 3RY.

Guide Price £270,000

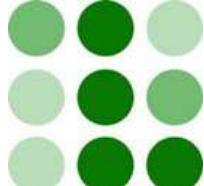
Freehold

A well presented and well proportioned two bedroom semi-detached bungalow set on the popular Abbey Manor Park development, close to local amenities. The bungalow is for the over 55's (who are also in receipt of a pension). The home benefits from gas central heating, UPVC double glazing, solar panels, conservatory, shower room, enclosed garden areas, garage and off road parking.



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

Tel: 01935 425115 Email: [info@laceysyeovil.co.uk](mailto:info@laceysyeovil.co.uk)



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BA21 3RY

- A Well Presented Two Bedroom Semi-Detached Bungalow
- Popular Abbey Manor Park Development
- Over 55's Only In Receipt Of A Pension
- Conservatory
- Enclosed Garden Areas
- Gas Central Heating & UPVC Double Glazing
- Detached Garage
- Off Road Parking For Two Vehicles
- Shower Room



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**

Frosted UPVC double glazed front door to the Entrance Hall.

#### **Entrance Hall**

Radiator. Phone point. Hatch to the loft space, pull down ladder in situ, also houses the combi boiler. Doors to the Lounge, both Bedrooms & the Shower Room.

#### **Lounge 5.31 m x 3.10 m (17'5" x 10'2")**

Built in electric fireplace. Radiator. TV point. Coved ceiling. Door to the Kitchen. UPVC double glazed, double opening doors to the Conservatory.

#### **Kitchen 2.95 m x 2.51 m (9'8" x 8'3")**

Comprising inset single drainer, single sink unit with mixer tap, tiled surround and rolltop worksurface with cupboards & drawers below. Built in double oven & hob with extractor above. Recess for washing machine, plumbing in place. Recess for slimline dishwasher, plumbing in place. Space for upright fridge/freezer. Wall mounted cupboards. Vinyl flooring. Radiator. Extractor fan. Spotlights. UPVC double glazed window, side aspect. Frosted UPVC double glazed door to the outside.

#### **Conservatory 3.30 m x 1.60 m (10'10" x 5'3")**

Radiator. UPVC double glazed door to outside.

#### **Bedroom One 3.33 m x 2.87 m (10'11" x 9'5")**

Radiator. Coved ceiling. UPVC double glazed window, front aspect.

#### **Bedroom Two 3.30 m x 2.69 m (10'10" x 8'10")**

Radiator. Coved ceiling. UPVC double glazed window, front aspect.

#### **Shower Room 2.49 m x 2.01 m (8'2" x 6'7")**

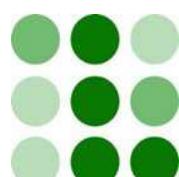
Comprising double width shower cubicle with wall mounted shower in situ, tiled surround. Vanity sink unit. Low flush WC. Heated towel rail. Extractor fan. Vinyl flooring. Frosted UPVC double glazed window, side aspect.

#### **Outside**

To the rear of the property there is an enclosed lawn area, with various plants/shrubs bordering. This area is bounded by fencing.

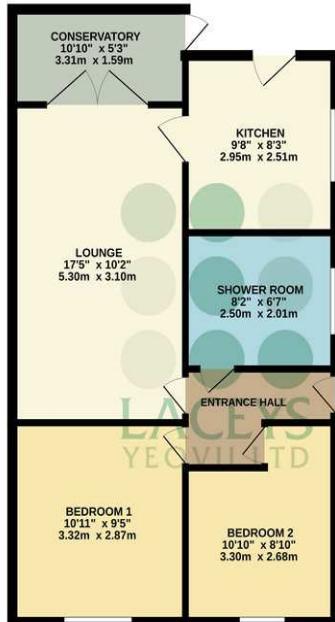
To the side of the house there is a decked seating area, outside lights, outside tap, this area is also bounded by fencing. UPVC door provides side access in to the Detached Garage. Two timber gates, one provides access to the front of the bungalow, one provides access to the driveway.

To the front there are lawn areas, flowerbeds in situ, bounded by walling, timber gate provides access to a path that leads to the main door, entrance canopy above, outside light. Further lawn area to the side too. Concrete drive provides off road parking for two vehicles & access to the Detached Garage - Up & over door, power & lightning in situ.



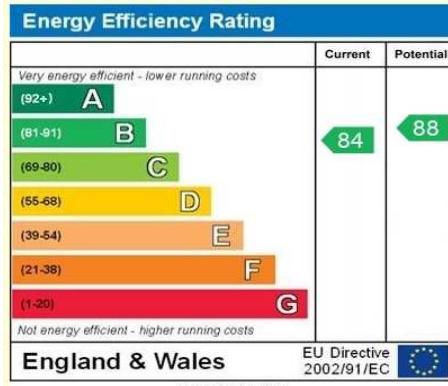
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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any inaccuracies or omissions. This plan is for illustrative purposes only and should not be relied on by any prospective purchaser. The services, fixtures and fittings mentioned have not been tested and no guarantees as to their operability or efficiency can be given.

Made with Metriplan 2025



## 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* - C
- *Asking Price* - Guide Price £270,000
- *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* - 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 Semi-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
- *Sewerage* - Mains
- *Heating* - Gas Central Heating, combi boiler located in the loft 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* - Detached 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:- A qualifying person - a person or persons in receipt of a pension or a retired person who in either such case is not less than 55 years of age. Property only to be used as a private residence. Not to permit any boat, caravan, trailer or commercial vehicle to be parked in or on any of the roadways, parking spaces or parking forecourts. \*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 (defined as the chance of flooding each year as less than 0.1%) and LOW RISK from Surface Water (defined as the chance of flooding each year as between 0.1% and 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 ) - B*

## **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 25/11/2025. 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.