



Poplar Drive, Abbey Manor Park, Yeovil,  
BA21 3UL

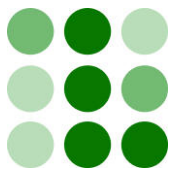
Guide Price £415,000  
FREEHOLD

**A well proportioned & well presented four bedroom, two reception room detached family home set on the popular Abbey Manor Park development close to local amenities. The home benefits from gas central heating, double glazing, cloakroom, utility room, two en-suite bedrooms, enclosed rear garden, detached garage and off road parking for multiple vehicles.**

 **LACEYS**  
**YEOVIL LTD**



12-14 Hendford, Yeovil, Somerset BA20 1TE  
Tel: 01935 425115 Email: [info@laceysyeovil.co.uk](mailto:info@laceysyeovil.co.uk)



8 Poplar Drive, Abbey Manor Park, Yeovil, BA21 3UL



- A Well Proportioned & Well Presented Four Bedroom Detached Family Home
- Popular Abbey Manor Park Development
- Two Reception Rooms
- Two En-Suite Bedrooms
- Gas Central Heating & Double Glazed
- Utility Room and Cloakroom
- Enclosed Rear Garden
- Detached Garage & Off Road Parking
- Viewing Advised

[www.rightmove.co.uk](http://www.rightmove.co.uk)  
[www.primelocation.com](http://www.primelocation.com)  
[www.zoopla.co.uk](http://www.zoopla.co.uk)

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**.

## ACCOMMODATION

The **ACCOMMODATION** comprises:

Double glazed front door to:

### Entrance Hall

Inset door mat. Radiator. Coved ceiling. Built in understair cupboard. Laminate flooring. Stairs to landing. Doors to cloakroom, lounge, dining room and kitchen.

### Cloakroom

Comprising low flush Wc. Pedestal washbasin. Radiator. Laminate flooring. Frosted Upvc double glazed window with side aspect.

### Lounge 5.08m (16'8") x 4.49m (14'9")

Built in gas fire with marble hearth and surround, wooden outer and mantle. Tv point. Two radiators. Coved ceiling. Laminate flooring. Two Upvc double glazed windows with rear and side aspects. Upvc double glazed double opening doors to rear garden.

### Dining Room 3.76m (12'4") x 3.61m (11'10")

Radiator. Coved ceiling. Laminate flooring. Upvc double glazed window with front aspect.

### Kitchen/Breakfast Room 6.00m (19'8") x 3.54m (11'7")

Comprising inset stainless steel, single drainer, 1½ bowl sink unit with mixer tap, tiled surround and rolled top worksurfaces with cupboards and drawers below. Built in oven, grill and hob with extractor over. Integrated dishwasher. Integrated fridge/freezer. Wall mounted cupboards. Space for table and chairs. Radiator. Inset ceiling spotlights. Deluxe vinyl flooring. Upvc double glazed window with front aspect. Upvc double glazed double opening doors to rear garden. Frosted double glazed door to drive. Door to utility.

### Utility

Comprising inset stainless steel, single drainer, single sink unit with mixer tap, tiled surround and rolled top worksurfaces with cupboards and drawers below. Recess for washing machine with plumbing in place. Recess for tumble dryer. Wall mounted cupboards. Wall mounted Ideal Classic boiler. Radiator. Extractor fan. Deluxe vinyl flooring. Upvc double glazed window with rear aspect.

### Landing

Hatch to loft space. Radiator. Built in airing cupboard which house hot water tank. Doors to all bedrooms and family bathroom.

### Bedroom One 5.08m (16'8") x 3.92m (12'10")

Built in wardrobes. Radiator. Two Upvc double glazed windows both with rear aspect/ Door to Ensuite.

### Ensuite

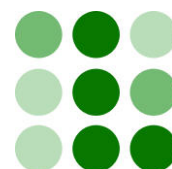
Comprising double width shower cubicle with wall mounted Triton electric shower in situ, tiled surround. Pedestal washbasin. Low flush Wc. Extractor fan. Radiator. Vinyl flooring. Frosted Upvc double glazed window with side aspect.

### Bedroom Two 3.61m (11'10") x 3.16m (10'4")

Built in wardrobes. Radiator. Upvc double glazed window with front aspect. Door to Ensuite.

### Ensuite

Comprising double width shower cubicle with wall mounted Triton electric shower in situ, tiled surround. Pedestal washbasin. Low flush Wc. Extractor fan. Vinyl flooring. Frosted Upvc double glazed window with front aspect.



**Bedroom Three 3.57m (11'9") x 3.14m (10'4")**

Built in wardrobes. Radiator. Upvc double glazed window with front aspect.

**Bedroom Four 3.59m (11'9")x 2.54m (8'4")**

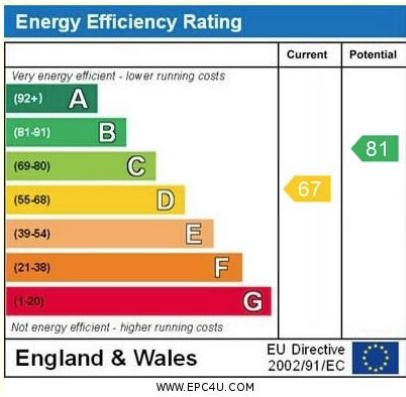
Radiator. Upvc double glazed window with rear aspect.

**Family Bathroom**

White suite comprising bath with mixer tap shower attachment. Tiled surround. Pedestal washbasin. Low flush Wc. Radiator. Extractor fan. Wall mounted light/shaver point. Vinyl flooring. Frosted Upvc double glazed window with side aspect.

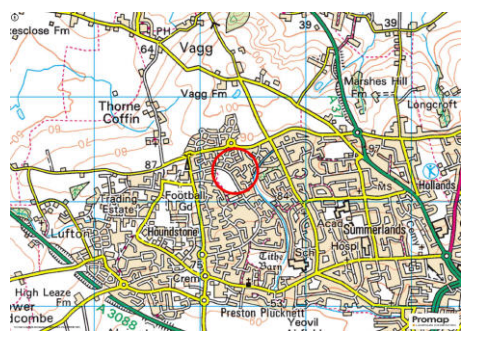
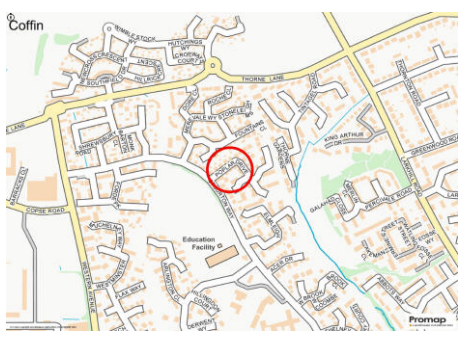
**Outside**

The rear garden comprises lawn area with well stocked flower beds. Two paved patio areas. Outside tap. Bounded by fencing and walling. Timber gate provides side access from the drive. Glazed door provides side access to the garage. To the front there is a gravelled area. Tarmac drive provides access to the detached garage and off road parking for multiple vehicles.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any 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 is to be given in respect of their operation or efficiency and no given.

Made with floorplan 02021



**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

In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance.

### Part A

- Council Tax Band - E
- Asking Price - £415,000 Guide Price
- Tenure - Freehold

### Part B

- Property Type - 4 Bed Detached 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 water meter)
- Sewerage - Mains
- Heating - Gas Central Heating (boiler is located in the Utility Room and a hot water tank housed in the airing cupboard on the landing.
- Broadband - Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>.
- Mobile Signal/Coverage – Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>.
- Parking - Off road parking and a detached garage.

### Part C

- 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; no trade or business. Single private dwelling only. No animals may be kept on the property except a reasonable number of common domestic pets. Not to keep permanently on the property or the estate any boat, trailer, caravan or unroadworthy vehicle unless it is contained within a garage or behind the building line. Not to park any commercial vehicle (other than light vans not exceeding 1000kg) on the property or on any part of the estate. \*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 - 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 MEDIUM RISK from Surface Water (defined as the chance of flooding as between 1% and 3.3% each year).
- 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 31.7.2024. 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.