Beechwood, Yeovil, Somerset, BA20 2NE

Guide Price £245,000

Freehold

A well presented & well proportioned two bedroom semi-detached bungalow set in this popular residential location close to amenities. The bungalow benefits from gas central heating, UPVC double glazing, modern kitchen & shower room, low maintenance enclosed rear garden, garage and off road parking.

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The Property Ombudsman

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11 Beechwood, Yeovil, Somerset, BA20 2NE

- A Well Presented & Well Proportioned Two Bedroom Semi-Detached Bungalow
- Popular Residential Location, Close To Local Amenities
- Modern Shower Room
- Modern Kitchen
- Gas Central Heating
- Double/Triple UPVC Glazing
- Enclosed Landscaped Rear Garden
- Garage
- Off Road Parking

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 stained glass double glazed UPVC stable door to the Entrance Hall.

Entrance Hall
Hatch to loft space. Built in cupboard which houses the Worcester combi boiler. Doors to Lounge, both Bedrooms & the Shower Room.

Lounge 5.23 m x 3.38 m (17'2" x 11'1")
Radiator. TV point. Phone point. Coved ceiling. UPVC double glazed window, rear aspect with outlook. Throughway to the Kitchen.

Kitchen 2.57 m x 2.39 m (8'5" x 7'10")
Modern kitchen comprising inset stainless steel single drainer single sink unit with mixer tap, tiled surround and rolltop work surface with cupboards & drawers below. Recess for cooker, extractor hood above. Recess for washing machine, plumbing in place. Recess for under counter fridge. Wall mounted cupboards. Tiled floor. Inset ceiling spotlights. UPVC double glazed window, rear aspect with outlook. Frosted UPVC double glazed door to the undercover side passageway.

Side Passageway
Frosted UPVC double glazed doors to front & rear gardens. Wooden door to the Garage.

Bedroom One 3.40 m x 3.25 m (11'2" x 10'8")
Radiator. Built in quadruple fronted wardrobes. Triple glazed UPVC window, front aspect.

Bedroom Two 3.33 m x 2.72 m (10'11" x 8'11")
Radiator. Triple fronted built in wardrobe. Triple double glazed UPVC window, front aspect.

Shower Room
Modern suite comprising a triple width walk in shower cubicle, wall mounted shower & tiled surround. Coupled low flush WC & vanity sink unit. Heated towel rail. tiled floor. Inset ceiling spotlights. Frosted UPVC double glazed window, side aspect.

Outside
To the rear there is a landscaped garden set over 3 levels, the first section is an enclosed decked area, outside tap. Wooden steps down to the middle section which is a mixture of lawn and a further decked seating area. Timber garden shed. Paved steps down the third section a mixture of gravelled and cultivated areas, Greenhouse in situ. The garden is bounded by metal fencing, metal gate provides rear access at the lower end of the garden.

The front garden is lawn. resin drive provides off road parking and access to the **Garage - 4.99m (16'4") x 2.76m (9'1")** - Opening doors. Power & lighting in situ.

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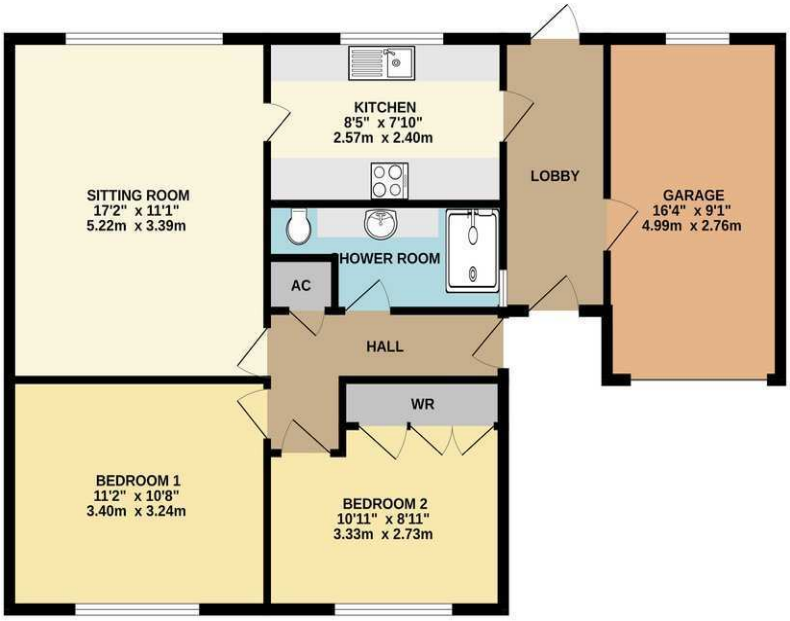
GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, 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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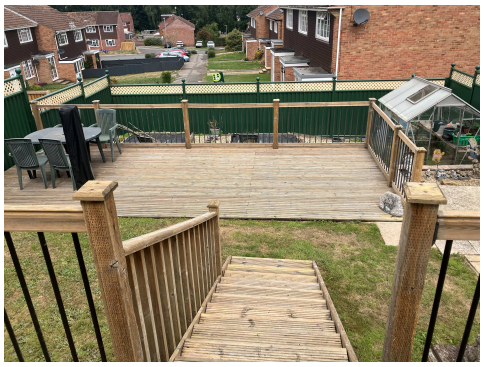

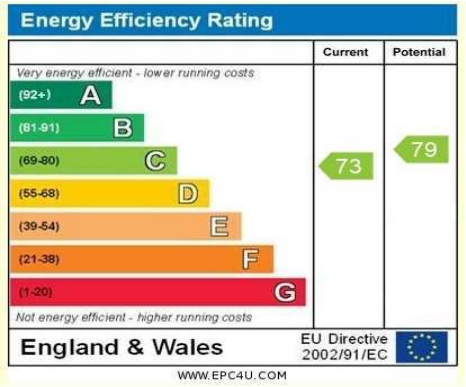

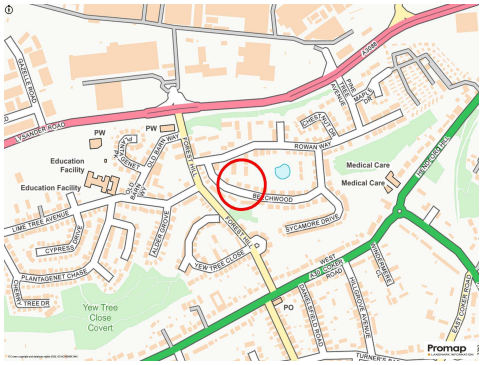

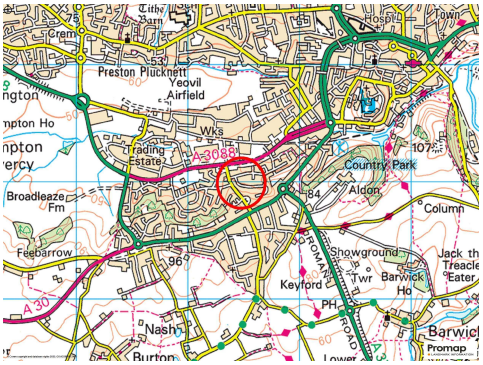

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Photographs/Floor Plans
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Material Information

Material Information in compliance with the Digital Markets, Competition and Consumers Act 2024.

Material Information applicable in all circumstances

- *Council Tax Band* - 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.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* - 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 on a Meter.
- *Sewerage* - Mains
- *Heating* - Gas Central Heating, Worcester combi boiler located in the cupboard in the Entrance Hall 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 & 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;- Property to be used as a single Private Dwellinghouse only. No trade, business or manufacture. *More covenants in place refer to your solicitor.
- *Rights and Easement*s - 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) - C

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 30/07/2025. 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.