



White Mead, Abbey Manor Park, Yeovil,  
Somerset, BA21 3RX

Guide Price £240,000

Freehold

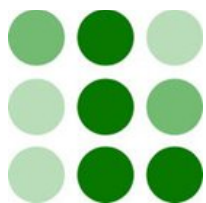
**A two bedroom semi-detached bungalow for the over 55's set on the ever popular Abbey Manor Park development. The bungalow benefits from gas central heating, double glazing, enclosed rear garden, garage and off road parking.**

 **LACEYS  
YEOVIL LTD**



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13 White Mead, Abbey Manor Park, Yeovil,  
Somerset, BA21 3RX



- A Two Bedroom Semi-Detached Bungalow For The Over 55's
- Popular Abbey Manor Park Development
- Close To Local Amenities
- Gas Central Heating
- Double Glazed
- Enclosed 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 UPVC double glazed front door to the Entrance Hall.

### Entrance Hall

Radiator. Laminate flooring. Phone point. Hatch to loft space. Doors to the Lounge, both Bedrooms and the Wet Room.

### Lounge 5.48 m x 3.02 m (18'0" x 9'11")

Radiator. TV point. Laminate flooring. UPVC double glazed window, rear aspect. Door to the Kitchen.

### Kitchen 3.00 m x 2.54 m (9'10" x 8'4")

Comprising inset stainless steel single drainer, single sink unit with tiled surround, rolltop work surface with cupboards & drawers below. Recess for cooker. Recess for washing machine, plumbing in place. Space for upright fridge/freezer. Wall mounted cupboards. Wall mounted Glow Worm boiler, housed in a cupboard. Vinyl flooring. Radiator. phone point. UPVC double glazed, side aspect.

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

Radiator. UPVC double glazed window, front aspect.

### Bedroom Two 3.33 m x 2.69 m (10'11" x 8'10")

Radiator. UPVC double glazed window, front aspect.

### Wet Room 2.57 m x 1.96 m (8'5" x 6'5")

Comprising walk in shower, wall mounted Mira Sport electric shower in situ, tiled surround. Pedestal wash basin. Low flush WC. Extractor fan. Non slip flooring. Heated towel rail. Shaver point. Wall mounted electric heater. Fully tiled walls. Built in airing cupboard that houses the hot water tank. Frosted UPVC double glazed window, side aspect.

### Outside

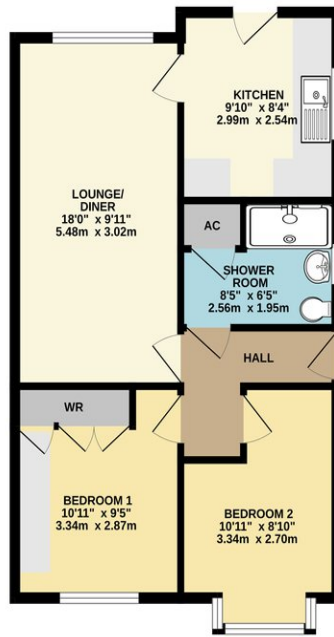
To the rear there is an enclosed garden that comprises a paved patio area. Outside light. Gravelled section. The garden is bounded by timber fencing, timber gate provides side access from the drive.

To the front there is a gravelled garden bounded by walling. Concrete drive provides off road parking for multiple vehicles and access to the Detached Garage - Up & Over door, power & lighting in situ. Outside tap.



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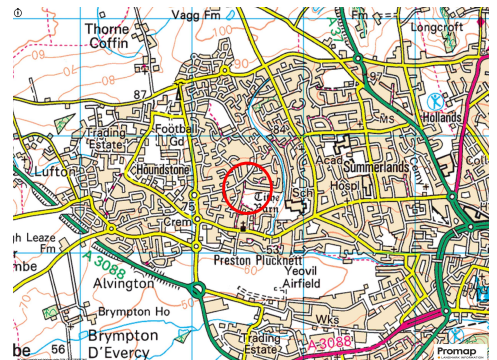
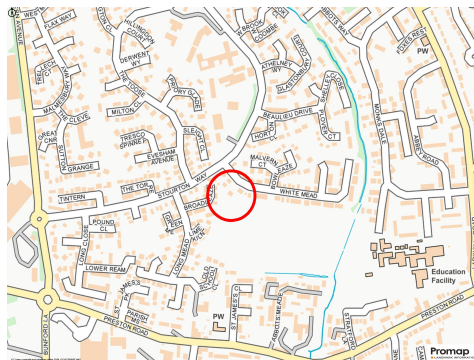
GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 here are not to be relied upon and no guarantee is made with respect to their condition or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**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**

Photographs are reproduced for general information and it must not be inferred that any item is included for sale / to let with this property. Please note floor plans are not to scale and are for identification purposes only. The photographs used in these particulars may have been taken with the use of a wide angle lens. If you have any queries as to the size of the accommodation or plot, please address these with the agent prior to making an appointment to view.

## 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 £240,000
- *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 on a meter.
- *Sewerage* - Mains
- *Heating* - Gas Central Heating, Glow Worm boiler located in the Kitchen, hot water tank located in the airing cupboard in the Wet Room.
- *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;- 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 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 23/03/2026. However, such information could change after compilation of the data, so Lacey's cannot be held liable for any changes post compilation or any accidental errors or omissions. Furthermore, Lacey's 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.