

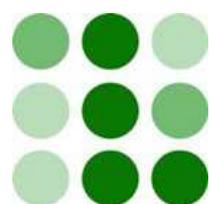


Rush Close, Folly Lane, South Cadbury, Yeovil,
Somerset, BA22 7ES

Guide Price £250,000

Freehold

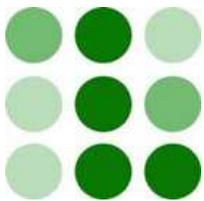
CASH BUYERS ONLY - A well presented & very well proportioned three bedroom, two reception room semi-detached timber framed home set in this sought after village location, in a tucked away quiet position with a lovely outlooks to both front & rear aspects. The home benefits from double glazing, oil central heating, nice enclosed rear garden that enjoys good privacy and off road parking for two vehicles.

 **LACEYS
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2 Rush Close, Folly Lane, South Cadbury,
Somerset, BA22 7ES



- CASH BUYERS ONLY - Non Standard Construction
- A Well Presented Three Bedroom Semi-Detached House
- Two Reception Rooms
- Sought After Village Location
- Quiet Position With Outlooks To Front & Rear Aspects
- Oil Central Heating & Double Glazing
- Nice Enclosed Rear Garden
- Off Road Parking For Two Vehicles

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 front door to the Entrance Hall.

Entrance Hall

Radiator. Phone point. Laminate flooring. Built in understairs cupboard. Built in storage cupboard. Stairs up to the Landing. Doors to the Lounge, Ground Floor Bedroom Three & Shower Room.

Lounge 7.21 m x 3.35 m (23'8" x 11'0")

Brick built fireplace with a Woodburner in situ. TV point. Radiator. Laminate flooring. Coved ceiling. Two ceiling roses. Built in airing cupboard which houses the hot water tank. Storage cupboard. UPVC double glazed window, rear aspect. Multi panel glazed double opening doors to the Conservatory. Door to the Kitchen.

Kitchen 3.86 m x 2.97 m (12'8" x 9'9")

Comprising inset single drainer, single sink unit with mixer tap, panelled splashback and rolltop work surface with cupboards and drawers below. Recess for range (included) run of Calor gas bottles, extractor hood above. Recesses for washing machine & dishwasher, plumbing in place for both. Recess for tumble dryer. Space for upright fridge/freezer. Wall mounted cupboards. Tiled floor. Floorstanding boiler, housed within a cupboard. Trail of spotlights. Two UPVC double glazed windows, front & rear aspects with outlook. Frosted double glazed door to the Rear Garden.

Garden Room 4.24 m x 3.30 m (13'11" x 10'10")

Two radiators. Laminate flooring. Two Velux windows. Double opening doors to the Rear Garden.

Ground Floor Bedroom Three 3.20 m x 2.59 m (10'6" x 8'6")

Radiator. Laminate flooring. Picture rail. UPVC double glazed window, front aspect with outlook.

Ground Floor Shower Room 2.11 m x 1.68 m (6'11" x 5'6")

Comprising walk in triple width shower, wall mounted shower, oversized head and tiled surround. Couple vanity sink unit and low flush WC. Radiator. Tiled floor. Fully tiled walls. Extractor fan. Inset ceiling spotlights. Frosted UPVC double glazed window, side aspect.

Landing

Built in storage cupboard. Hatch to loft space. Doors to Bedrooms One & Two.

Bedroom One 3.73 m x 3.30 m (12'3" x 10'10")

Radiator. Built in storage cupboard. UPVC double glazed window, rear aspect with outlook.

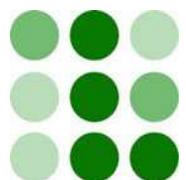
Bedroom Two 3.74 m x 3.06 m (12'3" x 10'0")

Radiator. Selection of built in cupboards. UPVC double glazed window, rear aspect with outlook.

Outside

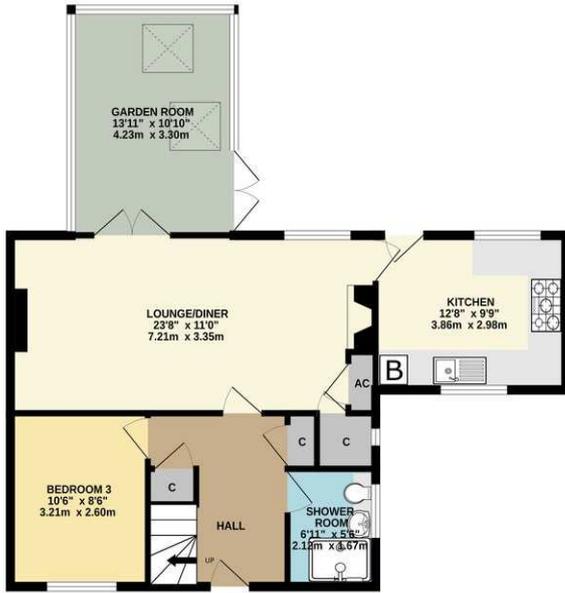
To the rear there is a lovely enclosed garden that comprises a paved patio area. Lawn section. Garden pond. Two gravelled sections. Garden shed. Greenhouse. Well stocked flowerbeds. Outside lights. The garden is bounded by fencing and enjoys a good degree of privacy. Timber gate provides side access from the front of the home.

To the front there is a lawn area with a selection of plants & shrubs in situ. Paved path to the front door, entrance canopy above. Outside light. There is off road parking for two vehicles in the layby to the front of the house.



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GROUND FLOOR
768 sq.ft. (71.4 sq.m.) approx.

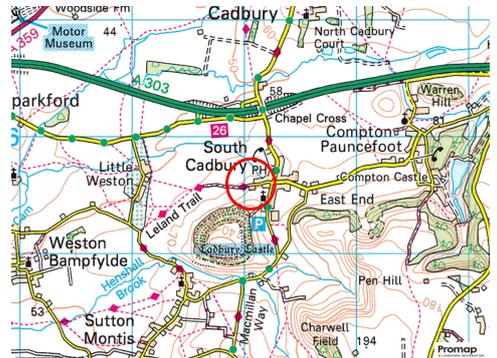
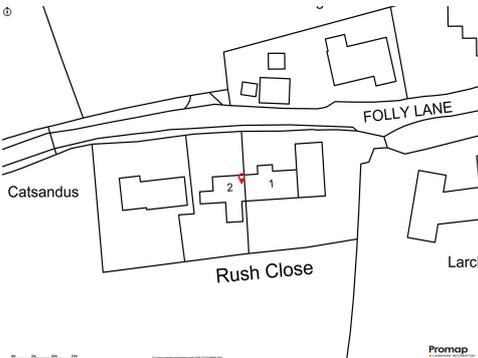
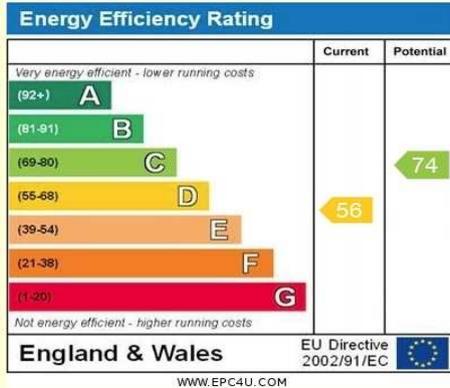


1ST FLOOR
388 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 1156 sq.ft. (107.4 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.
Made with Metropix 62026



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* - A.
- *Asking Price* - Guide Price £250,000 - Cash Buyers Only
- *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* - 3 Bedroom Semi-Detached House
- *Property Construction* - Non Standard, Timber Framed.
- *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* - Oil Central Heating, Floor standing boiler located in the Kitchen, hot water tank located in the airing cupboard in the Lounge.
- *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* - Off Road Parking.

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:- Not to use the premises other than as a single private dwellinghouse. No trade or business to be carried on upon the premises. Not to station or cause or permit the stationing on the premises of any caravan, tent or other mobile dwelling intended for human habitation. *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 - 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) - D

Other Disclosures

Under Section 21 of the Estate Agency Act 1979, and Estate Agents Undesirable Practice Order 1991, it is hereby confirmed that someone in the employment of Laceys Yeovil Limited has a personal interest in the sale of this property.

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 13/03/2026. 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.