



**Primrose Lane, Yeovil, BA21 5SH**

**welcome to**

**Primrose Lane, Yeovil**

A 2 bedroom detached bungalow, offered for sale with no onward chain & situated on a corner plot within a desirable location of Yeovil. The accommodation boasts a wealth of space, versatility & natural light throughout & externally benefitting driveway parking, garage & beautiful extensive gardens.



## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, Iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with Iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Entrance

Door to the front, opening into:

## Entrance Hall

Double glazed window to the front. Access to the loft space.

## Kitchen/ Diner

17' 9" x 15' 6" ( 5.41m x 4.72m )

A lovely light and spacious room with double glazed windows to the front and side. The dining room area offers a feature fireplace with stone surround, utility space with plumbing for washer/dryer and central heating boiler, aerial point, parquet flooring, two radiators and double doors opening into the lounge. Opening up into the fitted kitchen with a range of fitted wall, base and drawer units with work surface over and complementary tiled surround. One and a half bowl stainless steel sink and drainer with mixer tap. Integrated electric hob with cooker hood over. Space for fridge/freezer. Door opening into:



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## Lobby

Double glazed door to the side opening to the driveway. Radiator. Door opening into the lounge and cloakroom.

## Cloakroom

Double glazed window to the side. Suite comprising wash hand basin with tiled splashback and WC. Radiator.

## Lounge

19' 10" x 19' 8" ( 6.05m x 5.99m )

Double glazed windows and door to the rear, opening to the garden, offering a wealth of natural light to this spacious room. Feature fireplace with stone surround and hearth. Aerial point. Radiator.

## Bedroom One

12' 3" x 11' 6" ( 3.73m x 3.51m )

Double glazed window to the rear, overlooking the garden. Space for free standing furniture. Wall light points. Radiator.

## Bedroom Two

9' 7" x 8' 9" ( 2.92m x 2.67m )

Double glazed window to the side. Space for free standing furniture. Radiator.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Shower Room

Double glazed window to the side. Suite comprising enclosed walk in shower cubicle, wash hand basin inset to vanity unit, WC and bidet. Extractor fan. Underfloor heating. Radiator.

## Garage

Up and over door to the front. Window to the side.

## Front Garden

Measuring approx. 21m wide x 9.3m long, with access via a block paved driveway, leading to the carport and garage and providing ample off road parking. The garden is laid to lawn with decorative hedge borders. Gated side access leading to the rear garden.

## Rear Garden

An extensive fully enclosed and private garden, laid mainly to lawn with a paved patio area abutting the property. The garden is bordered with an array of decorative plants, flowers and trees and offering beautiful secluded areas to sit and enjoy the summer sunshine. Garden shed and outside tap. Measuring approx. 20m wide x 23m long,

## Measurements

Bungalow Size: - Approx. 133sqm

Plot Size - Approx. 913sqm (nearly quarter of an acre)

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## Primrose Lane, Yeovil

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Detached Bungalow
- Two Bedrooms

Tenure: Freehold EPC Rating: E  
Council Tax Band: D

guide price

**£270,000**



Please note the marker reflects the  
postcode not the actual property

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