



White Mead, Yeovil, Somerset

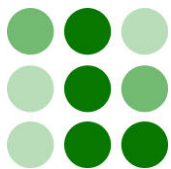
Offers Over £220,000
FREEHOLD

This smartly presented two bedroom semi-detached house is situated in the always popular area of Abbey Manor Park, has a larger than average rear garden, garage and driveway parking. Internally the accommodation includes an entrance hallway, modern fitted kitchen and a twin aspect living room with patio doors opening to the garden. On the first floor there are two double bedrooms and a rather smart shower room. Outside there is a larger than average rear garden which offers a private patio area in one corner and a good size area of lawn with planted beds to the other side. To the front there is driveway parking for two cars, which also leads to the single garage.

 **LACEYS**
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14 White Mead, Yeovil, Somerset, BA21 3RX



- Smartly Presented Semi-Detached House
- Two Double Bedrooms
- Modern Fitted Kitchen
- Living Room with Patio Doors Opening To The Garden
- Gas Central Heating
- Double Glazed
- Contemporary Shower Room

www.rightmove.co.uk
www.primelocation.com
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:

Entrance Hallway

Upon entering the property you are greeted with an entrance hallway which has openings leading to the sitting room and kitchen. Stairs provide access to the first floor whilst beneath there is clever slide out storage drawers. There is spot lighting and a radiator.

Kitchen 2.98m x 2.12m (9'9" x 6'11")

The modern fitted kitchen offers a good selection wall, base and drawer units with roll edge work surfaces above. There is a built in Neff oven with electric hob and extractor hood above. Space is available for a fridge/freezer and washing machine. The inset stainless steel sink with mixer tap and filtered water arm is conveniently situated under the front facing double glazed window. The wall mounted Worcester gas fired combination boiler can be found in here.

Living/Dining Room 4.49m x 3.93m (14'9" x 12'11")

This twin aspect room has large patio doors with side light windows opening to the garden with a further door and window to the rear. There are two radiators and a decorative light fitting.

First Floor Landing

Doors open to both bedrooms and the shower room. There is spot lighting and access is available to the loft.

Bedroom One 3.93m x 3.01m (12'11" x 9'11")

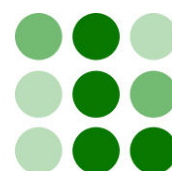
A generous double room with decorative panelling on one wall. There is a double glazed window overlooking the rear garden and school playing fields, a radiator and a ceiling light point.

Bedroom Two 3.94m x 2.81m (12'11" x 9'3")

A further double room with a useful fitted storage cupboard and deep recess. A bow double glazed window overlooks the front of the property. There is a radiator and a ceiling light point.

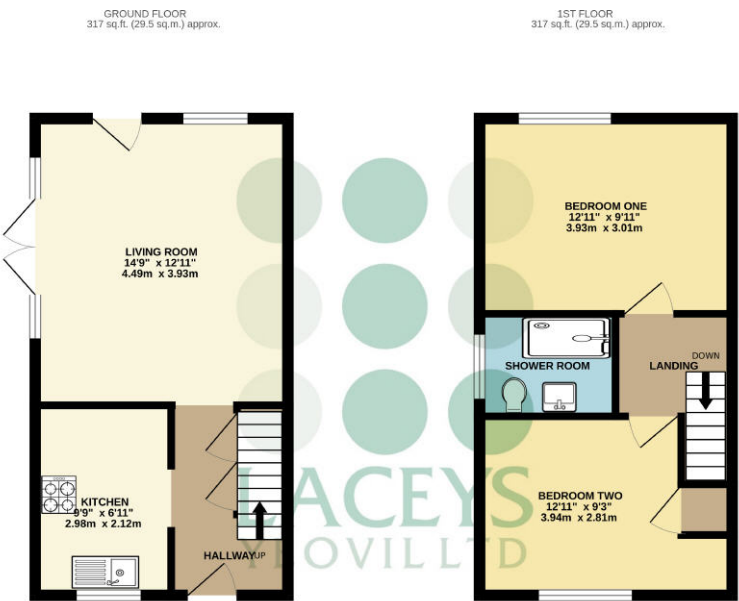
Shower Room

The well equipped shower room is fitted with a low threshold walk in shower tray with curved glass screen to the side, rainfall style head with additional head held attachment. On the opposite side there is a concealed cistern WC with fitted storage alongside and an inset basin with shelf above. There is recessed spot lighting, an obscured double glazed window to the side, a heated towel rail and an extractor fan.

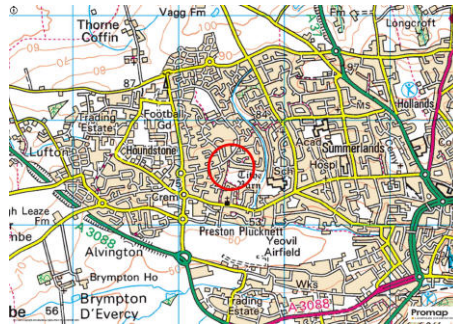
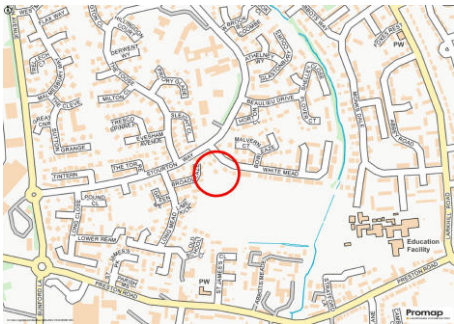


Outside

The property sits on a generous plot with driveway parking at the front leading to the SINGLE GARAGE with up and over door with power and light whilst to the rear there is a large area of lawn with mature planted beds beyond which there is a more secluded area offering a generous patio which is perfect for al-fresco dining.



TOTAL FLOOR AREA : 634 sq. ft. (58.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide only. No guarantee is given for their operability or efficiency can be given.
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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* - B
- *Asking Price* - Offers Over £220,000
- *Tenure* - Freehold

Part B

- *Property Type* - Semi 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- metered
- *Sewerage* - Mains
- *Heating* - Gas Central Heating- Combination Boiler- Kitchen
- *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* - Driveway Parking Leading To 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* - Not to use the property or permit the same to be used for any purpose what so ever other than as a private dwelling house for a single family with garage and garden thereof. Not to use or permit or suffer the property to be use for any illegal immoral or improper purpose nor to do permit to suffer on or to the property any act or thing which shall or may be or become a nuisance damage annoyance or inconvenience to the vendor or occupiers of any other dwelling on the development or neighbouring property. No advertisement, name-plate, placard or notice of any kind upon the property except name plate and numbers of a reasonable size. Not to leave any dustbin or other refuse container in front of the building line on the property. Not to park any lorry van or other commercial vehicle permanently or temporarily on the property (except that a light van used by an occupier of the property solely for the private purposes may be so parked) and without prejudice to the foregoing not to park any caravan boat horsebox or trailer on the property in front of the building line. Not to store or place anything on the garage roof. Not to hang washing in the front of the property. To comply with various covenants when erecting a television aerial. There are other restrictions which we recommend you ask your conveyancer to review.
- *Rights and Easements* - We are not aware of any significant rights or easements however we recommend that you check with your conveyancer.
- *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.
- *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

We have not been made aware of any other disclosures.

This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor, on the 5/9/2024. 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.