

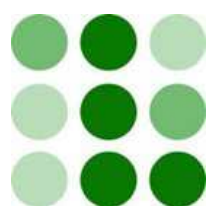


Broadleaze, Abbey Manor Park, Yeovil,
Somerset, BA21 3RN

Guide Price £190,000

Freehold

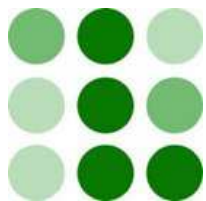
A well presented two bedroom terrace home set on the ever popular Abbey Manor Park development close to local amenities. The home benefits from gas central heating, UPVC double glazing, shower room, enclosed rear garden, garage and off road parking for two vehicles. Also the added benefit of No Onward Chain.

 **LACEYS**
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26 Broadleaze, Abbey Manor Park, Yeovil,
Somerset, BA21 3RN



- A Well Presented Two Bedroom Terrace Home
- Set on The Ever Popular Abbey Manor Park Development
- Close To Local Amenities
- Gas Central Heating
- UPVC Double Glazing
- Enclosed Rear Garden
- Garage
- Off Road Parking For Two Vehicles
- No Onward Chain

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**.

The **ACCOMMODATION** comprises:

Entrance Hallway

As you enter the property you are greeted with an entrance hallway which has a opening leading to the kitchen and a door which opens to the living/dining room. There is a radiator and a ceiling light point. Stairs provide access to the first floor landing.

Living/Dining Room 4.45 m x 3.91 m (14'7" x 12'10")

A gas fire provides a nice focal feature to the room. A double glazed window overlooks the rear garden and a door provides access. There is a radiator and a decorative light fitting.



Kitchen 3.00 m x 2.08 m (9'10" x 6'10")

Fitted with a good selection of wall and base units with drawers and work surfaces above. There is a built in oven and grill with an inset gas hob and extractor hood. The stainless steel sink with mixer tap is positioned under the front facing double glazed window. There is space for a washing machine and fridge/freezer. Spot lighting and a radiator. The wall mounted boiler can be found in here.

Landing

Doors open to both bedrooms and the shower room. There is a ceiling light point.

Bedroom One 3.91 m x 2.93 m (12'10" x 9'7")

A nice size double room with a fitted cupboard and a recess with rails. There is a fitted wardrobe and two double glazed windows overlook the front of the property. There is spot lighting and a radiator.



Bedroom Two 3.91 m x 2.98 m (12'10" x 9'9")

A single room with a double glazed window overlooking the rear garden. There is a ceiling light point and a radiator.

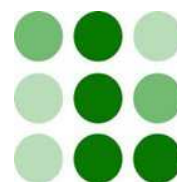


Shower Room

Fitted with a shower enclosure with thermostatically controlled shower, a pedestal wash basin and a low level WC. There is an obscured rear facing double glazed window, a radiator and an enclosed ceiling lamp.

Outside

The rear garden has been designed with ease of maintenance in mind and is mainly laid to patio and shingle with a mature shrub. To the left hand side and beyond the neighbouring property there is a single garage with ample driveway parking in front. (Middle garage of three)

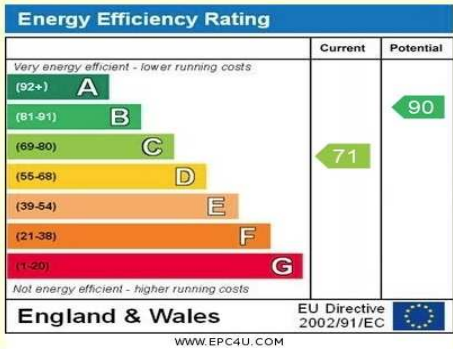


GROUND FLOOR

1ST 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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Please Note
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Material Information applicable in all circumstances

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

- Council Tax Band - B
- Asking Price - £190,000 Guide Price
- 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 - Conveyancers 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 lenders' 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 Terrace 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
- Sewerage -Mains
- Heating - Gas central heating (combination boiler in kitchen) Gas fire in living room.
- Broadband - Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advicefor-consumers/advice/ofcom-checker>.
- Mobile Signal/Coverage - Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>.
- Parking -Driveway Parking & Garage

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 only to be used as a private dwellinghouse for a single family only. Not to park any lorry, van or other commercial vehicle on the property. Not to park any caravan, boat, horsebox or trailer on the property. Not to store or place any boat or other chattel of any description whatsoever on the roof of the garage. *More covenants in place refer to your solicitor.

Material Information that may or may not apply continued

- 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.
 - 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 19/02/2026. 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.