



Russet Way, Yeovil, Somerset, BA20 2NH

Guide Price £240,000

Freehold

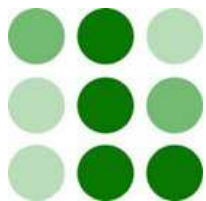
A two bedroom semi-detached bungalow set in this popular & convenient residential location. The bungalow benefits from gas central heating, UPVC double glazing, conservatory, enclosed rear garden, garage and off road parking. No Onward Chain.

 **LACEYS
YEOVIL LTD**



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2 Russet Way, Yeovil, Somerset, BA20 2NH



- A Two Bedroom Semi-Detached Bungalow
- Popular & Convenient Residential Location
- Gas Central Heating
- UPVC Double Glazing
- Conservatory
- Enclosed Rear Garden
- Garage
- Off Road Parking
- 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 425 115**.

Accommodation Comprises

Double glazed front door to the Entrance Porch - Tiled floor. Concertina door to the Lounge.

Lounge 5.23 m x 3.38 m (17'2" x 11'1")

Radiator. TV point. Phone point. Coved ceiling. Laminate flooring. UPVC double glazed window, front aspect, recessed windowsill. Concertina doors to the Kitchen & Inner Lobby.

Kitchen 3.05 m x 2.76 m (10'0" x 9'1")

Comprising inset single drainer, 1 1/2 bowl sink unit with mixer tap, tiled surround and rolltop worksurface with cupboards & drawers below. Built in double oven, hob with extractor hood above. Recess for washing machine, plumbing in place, Recess for slimline dishwasher, plumbing in place. Space for upright fridge/freezer. Wall mounted cupboards. Radiator. Tiled floor. Coved ceiling. internal UPVC double glazed window, rear aspect. UPVC double glazed door to the Conservatory.

Conservatory 4.83 m x 2.77 m (15'10" x 9'1")

Radiator. UPVC double glazed, double opening doors to the rear garden.

Inner Lobby

Hatch to loft space, which also houses the combi boiler. Built in storage cupboard. Laminate flooring. Coved ceiling. Concertina doors to both Bedrooms. Door to the Bathroom.

Bedroom One 2.97 m x 2.54 m (9'9" x 8'4")

Built in triple fronted wardrobe. Two built in storage cupboards. Ceiling light/fan. Coved ceiling. Radiator. Internal UPVC double glazed window, rear aspect.

Bedroom Two 2.87 m x 2.43 m (9'5" x 8'0")

Radiator. Ceiling light/fan. Coved ceiling. UPVC double glazed window, front aspect.

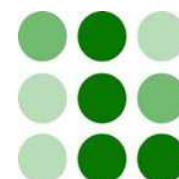
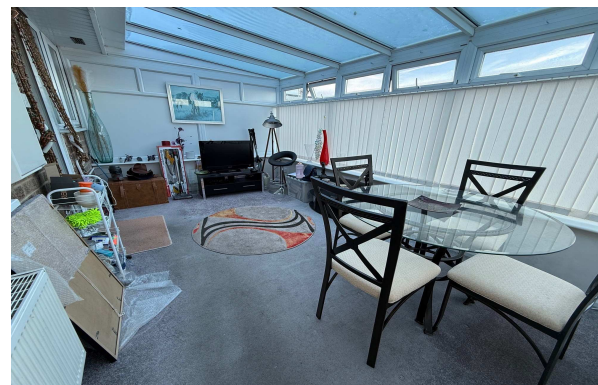
Bathroom 2.39 m x 1.50 m (7'10" x 4'11")

White suite comprising bath with wall mounted shower, tiled surround. Vanity sink unit. Low flush WC. Heated towel rail. Extractor fan. Shaver point. Inset ceiling spotlights. Frosted UPVC double glazed window, side aspect.

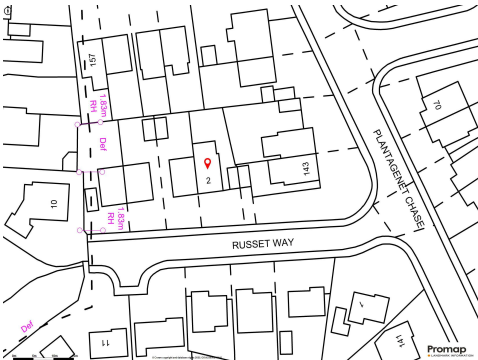
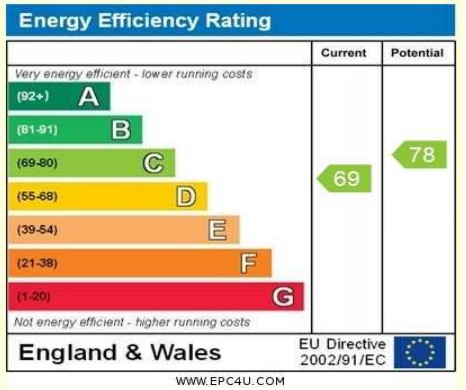
Outside

To the rear there is an enclosed garden comprising of a decked area, outside lights. Paved steps down to gravelled and astro areas, raised borders with plants & shrubs in situ. The garden is bounded by fencing, timber gate provides side access from the front of the house.

To the front there are lawn areas, concrete path to the front door. Outside light. Concrete drive provides off road parking and access to the Garage.



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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

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.gove.uk/calculate-stamp-duty-land-tax>
- *Other fees/Disbursements payable* - Conveyancer's will change 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, combi boiler located in the loft which also heats the hot water.
- *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;- To be used as a private dwellinghouse only and to use the garage for the purpose of garaging a private motor car only. No hut, shed, caravan or house on wheels or other similar building or erection or boat shall be set up or brought on or allowed to remain on the property. *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 24/11/2025. 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.