

Guide Price £240,000

Freehold

Westminster, Abbey Manor Park, Yeovil,
Somerset, BA21 3TQ.

A well presented two bedroom end of terrace bungalow set on the ever popular Abbey Manor Park development, within easy reach of local amenities. The bungalow benefits from gas central heating, UPVC double glazing, conservatory, enclosed rear garden, garage and off road parking. No Onward Chain.

LACEYS
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The Property Ombudsman



11 Westminster, Abbey Manor Park, Yeovil,
Somerset, BA21 3TQ







- A Well Presented Two Bedroom End Of Terrace Bungalow
- Popular Abbey Manor Park Development
- Close To Local Amenities
- Gas Central Heating
- UPVC Double Glazing
- Conservatory
- Enclosed Rear Garden
- Garage
- Off Road Parking
- No Onward Chain

www.rightmove.co.uk
www.primelocation.co.uk
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 425 115.**

Accommodation Comprises
Double glazed front door to the Entrance Lobby.

Entrance Lobby
Built in storage cupboard. Vinyl flooring. Doors to Lounge & Kitchen.

Lounge 5.42 m x 3.10 m (17'9" x 10'2")
Radiator. TV point. Focal fireplace. Coved ceiling. Door to the Inner Hallway. UPVC double glazed window, front aspect.

Kitchen 2.46 m x 2.24 m (8'1" x 7'4")
Comprising inset stainless steel single drainer, single sink unit with mixer tap, tiled surround and rolltop worksurface with cupboards & drawers below. Built in oven & hob with extractor above. Recess for washing machine, plumbing in place. Space for upright fridge/freezer. Wall mounted cupboards. Wall mounted combi boiler. Vinyl flooring. UPVC double glazed window, side aspect.

Inner Hallway
Built in airing cupboard. Hatch to loft space. Doors to both Bedrooms & the Bathroom.

Bedroom One 3.06 m x 2.84 m (10'0" x 9'4")
Built in double fronted wardrobe. Radiator. TV point. Internal window, rear aspect.

Bedroom Two 2.06 m x 2.06 m (6'9" x 6'9")
Built in storage cupboard. Radiator. Frosted door to the Garden Room.

Garden Room 4.95 m x 1.75 m (16'3" x 5'9")
Two sets of UPVC patio doors to the Rear Garden. .Frosted door to outside.

Bathroom
White suite comprising bath with wall mounted Triton electric shower over, tiled surround. Pedestal wash basin. Low flush WC. Heated towel rail. Extractor fan. Wall mounted light/shaver point. Frosted UPVC double glazed window, side aspect.

Outside
To the rear of the property there is an enclosed garden comprising of a paved patio area. Gravelled sections. Greenhouse. Timber garden shed. Outside tap. The garden is bounded by fencing, timber gate provides side access from the Driveway.

To the front a concrete driveway provides off road parking and access to the Garage. Path leads to the front door, entrance canopy above. Outside light. The front garden is gravelled. Bounded by walling & fencing.









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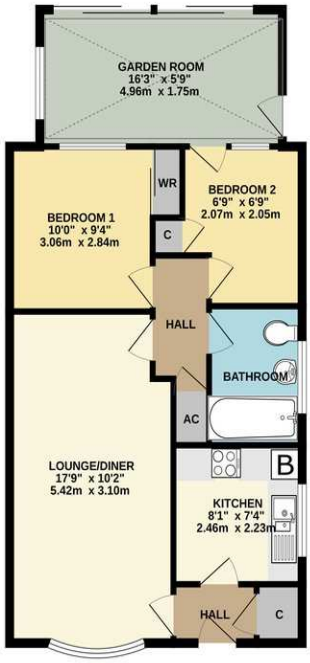
GROUND FLOOR



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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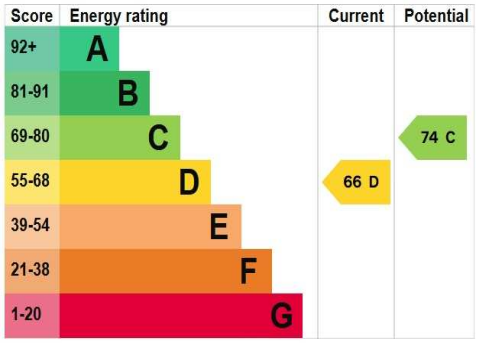







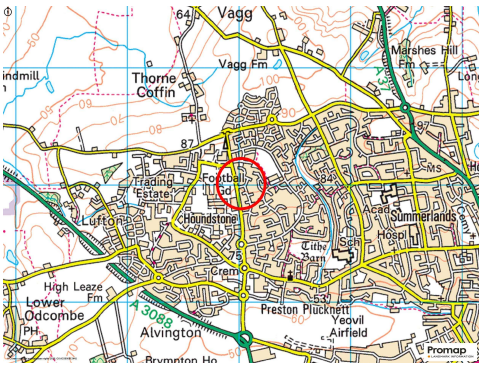

Please Note
No tests have been undertaken of any of the services and any intending purchasers/tenants should satisfy themselves in this regard. Laceys Yeovil Ltd for themselves and for the vendor/landlord of this property whose agents they are, give notice that,(i)these particulars do not constitute any part of an offer or contract,(ii) all statements contained within these particulars are made without responsibility on the part of Laceys 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 Laceys 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* - 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 End Terraced 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
- *Sewerage* - Mains
- *Heating* - Gas Central Heating, combi boiler located in the Kitchen that 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;- Property to be used as a private dwellinghouse for the occupation of a single family. Not to park any lorry, van or other commercial vehicle permanently or temporarily on the Property. *More covenants in place refer to your solicitor.
- *Rights and Easement*s - 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) - D

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 04/10/2026. 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.