

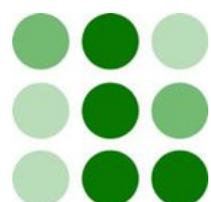


High Lea, Yeovil, Somerset, BA21 4PE

Guide Price £255,000

FREEHOLD

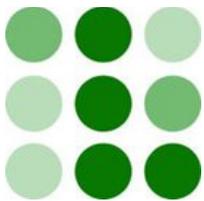
This spacious semi-detached bungalow is situated in a popular residential location not far from the town centre with a parade of shops within easy walking distance along with local primary and secondary schools. The accommodation includes an entrance porch, sitting/dining room, inner hallway, fitted kitchen, two bedrooms, walk in wet room and a further reception room. The property benefits from having a well stocked, mature rear garden which offers a generous patio, areas of lawn and well stocked flower beds. To the front there is ample off street parking and a single garage. Offered for sale with no forward chain.

 **LACEYS
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117 High Lea, Yeovil, Somerset, BA21 4PE



- Semi-Detached Bungalow
- Popular Location
- Two Bedrooms
- Two Reception Rooms
- Attractive Rear Garden
- No Forward Chain
- Driveway & Garage
- Gas Centrally Heated
- Double Glazed

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 Porch

As you enter the property you are greeted with an entrance porch which has a door opening to the sitting room. There is an enclosed ceiling lamp.

Sitting/Dining Room 5.39 m x 3.65 m (17'8" x 12'0")

A large double glazed window overlooks the front of the property. There is a feature fireplace with inset gas fire, a decorative light fitting and two radiators.

Kitchen 4.02 m x 2.85 m (13'2" x 9'4")

Well equipped with a good selection of wall, base and drawer units with work surfaces above. There is a built in eye level gas fired oven/grill and an inset gas hob with extractor fan above. The stainless steel sink with mixer tap is conveniently situated under one of the two double glazed windows and space is available for a washing machine and fridge/freezer. There is a tall storage cupboard, gas fired wall mounted boiler and a radiator. A door opens to the side of the property with a further door opening to the inner hallway.

Inner Hallway

Doors open to both bedrooms, the kitchen, living room and wet room. There is an enclosed ceiling lamp and access is available to the loft.

Bedroom One 4.07 m x 3.66 m (13'4" x 12'0")

A spacious double room with a fitted wardrobe and a single further cupboard. Two windows overlook the second reception room. There is a decorative light fitting and two radiators.

Bedroom Two 3.02 m x 2.81 m (9'11" x 9'3")

The second bedroom has previously been used as a dining room. A window overlooks the second reception room and a door provides access. There is a built in wardrobe, a radiator and spot lighting.

Second Reception Room 4.48 m x 2.82 m (14'8" x 9'3")

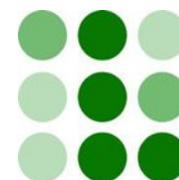
A further good size room with a window and sliding patio doors opening to the garden. There is a decorative light fitting, wall lamp and a radiator.

Wet Room

Fitted with a enclosed cistern WC with an inset basin and storage alongside. There are further wall units and a large walk in area for showering with an electric shower. There is an enclosed ceiling lamp, a heated towel rail and an obscured side facing double glazed window.

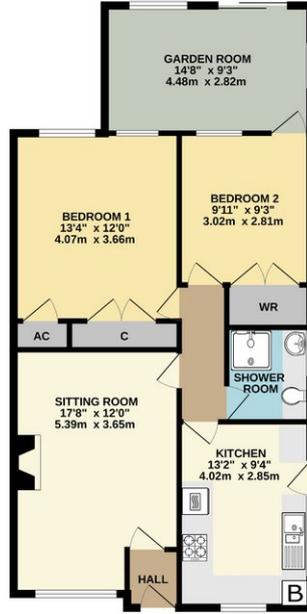
Outside

The property sits nicely back from the road behind a brick wall with double gates alongside. There is a generous area of shingle with raised, well stocked flower beds. The long driveway continues to the side of the property with a carport which in turn leads to the **SINGLE GARAGE**. The rear garden offers plenty of variety and interest with a good size patio, areas of lawn, mature, well stocked flower beds, a shed and a greenhouse.

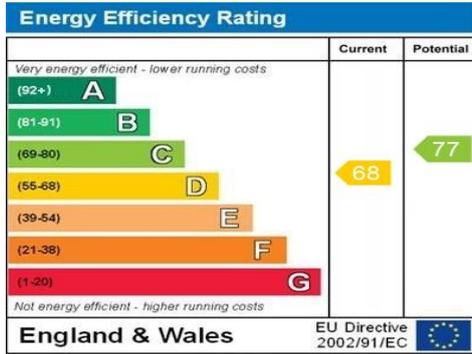


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GROUND FLOOR
854 sq.ft. (79.4 sq.m.) approx.



TOTAL FLOOR AREA: 854 sq.ft. (79.4 sq.m.) approx.
Without every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of walls, windows, doors and any other items are approximate and the purchaser is advised to verify the accuracy of the floor plan. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency capabilities.
Made with Metreplan 02025



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 Digital Markets, Competition and Consumers Act 2024

Material Information applicable in all circumstances

- Council Tax Band - C
- Asking Price - Guide Price £255,000
- 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.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 -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 -Main
- Water Supply -Mains (metered)
- Sewerage -Mains
- Heating -Mains Gas Central Heating-combi boiler- kitchen
- 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 leading to single 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 -No boarding for advertisement or for any other purpose shall be erected on the said property. Not at any time to carry on or permit to be carried on upon the said property any trade or business or permit the same to be used for any other purpose than as a private dwelling house. Nothing shall be done or carried on or permitted to be carried on in or upon the said property that may become a nuisance annoyance or danger to the vendors or their successors in title or to the owners or occupiers of any part of the vendors adjoining property or any part thereof as a residential property.

We'd recommend you review the Title/deeds of the property with 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 considered to be in an area at Very Low Risk for River, Sea and Surface Water Flooding. 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.

Please note that probate is currently awaited.

This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor, on the 7-7-2025. 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.