

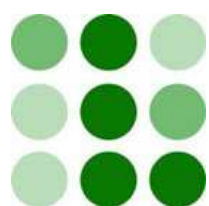


The Park, Yeovil, Somerset, BA20 1DF.

Guide Price £800,000

Freehold

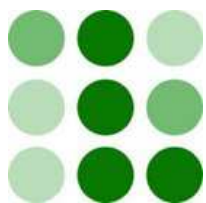
A well presented & well proportioned seven bedroom, three reception room detached family home offering many original features throughout set in this very popular & convenient residential location. The home benefits from gas central heating, utility, kitchen, conservatory, en-suite to main bedroom, lovely enclosed mature walled and hedged rear garden, garage and off road parking for multiple vehicles.

 **LACEYS
YEOVIL LTD**



The Park, Yeovil, Somerset, BA20 1DF

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57 The Park, Yeovil, Somerset, BA20 1DF



- A Very Well Proportioned Seven Bedroom Detached Family Home
- Sought After Residential Location, Close To Local Amenities
- Many Original Features
- Three Reception Rooms
- Conservatory
- En-Suite To Main Bedroom
- Lovely Enclosed Mature Rear Garden
- Versatile Studio/Office
- Larger Than Average Garage
- Off Road Parking For Multiple Vehicles

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

Large wooden front door to the Entrance Lobby - Original tiled floor. Inset Hessian doormat. Cornicing. Glazed double opening doors to the Reception Hall.

Reception Hall

Wooden flooring. Two radiators. Cornicing. Built in understairs cupboard. Built in coat cupboard. Stairs up to the first floor landing. Doors to the Sitting Room, Dining Room, Drawing Room, Study & Inner Lobby.

Sitting Room 6.53 m x 4.26 m (21'5" x 14'0")

Two radiators. Built in fireplace with Woodburner in situ. TV point. Wooden flooring. Picture rail. Raised skirting. Servants bell. Cornicing. Window, rear aspect overlooking the garden. Glazed door to the Conservatory.

Dining Room 6.07 m x 4.42 m (19'11" x 14'6")

Built in fireplace with a Woodburner in situ, decorative wooden outer. Radiator. Cornicing, Servants bell. Raised skirting. Picture rail. Serving hatch through to the inner lobby. Windows, front aspect.

Drawing Room 4.29 m x 3.43 m (14'1" x 11'3")

Built in gas fire with tiled hearth, wooden outer & mantle. Two radiators. Wooden flooring. Built in wooden book shelves. Picture rail. Servants bell. Built in storage cupboard. Cornicing. Raised skirting. Sash windows, front aspect.

Conservatory 3.73 m x 2.45 m (12'3" x 8'0")

Radiator. Tiled floor. Double opening double glazed doors to the rear garden. Fully double glazed.

Study 2.81 m x 1.82 m (9'3" x 6'0")

Port style window, rear aspect. Wooden shelving and work surface.

Inner Lobby

Built in storage cupboards. Vinyl flooring. Doors to Kitchen, Ground Floor Shower Room & Boiler Room.

Ground Floor Shower Room

Fully tiled suite comprising double width corner shower cubicle with wall mounted shower in situ, oversized head, foot wash. Low flush WC. Vanity sink unit. Extractor fan. Heated towel rail. Original Eathenware tiled flooring. Inset ceiling spotlights. Frosted sash window, side aspect.

Boiler Room

Wall mounted boiler. Wall mounted wash basin. Original tiled floor. Sash window, side aspect. Space for appliances.

Pantry

Tiled floor. Plumbing in place, fitted units and shelves. Frosted window, side aspect. External shutters.

Kitchen 4.49m x 4.40m (14'9" x 14'5")

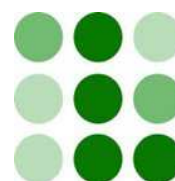
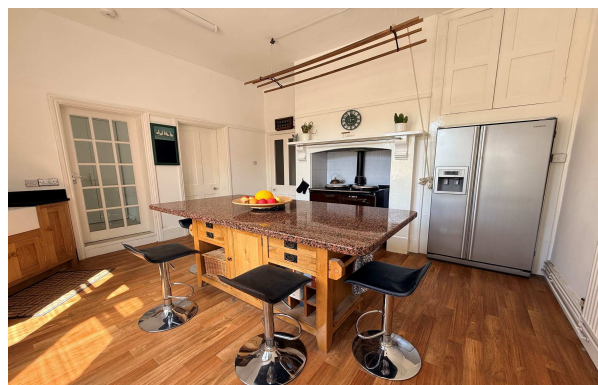
A bespoke Belfast sink unit with mixer tap, set within granite work surfaces with drainer grooves to either side and cupboard storage beneath. Wall-mounted spotlight. Central Island providing a good work space. Gas Aga, which heats water as well as cooking. Recess for upright fridge/freezer. Radiator. Extractor fan. Vinyl flooring. Working wall mounted servants bell display. Door to Pantry. Door to the Conservatory. Door to further Kitchen space.

5.84m x 2.0m (19'2" x 6'2")

A range of fitted units with quartz work surfaces incorporating an induction hob with integrated central extraction. Double bowl stainless steel sink with twin equal-sized bowls, integrated Neff dishwasher and built-in Neff electric oven with Slide & Hide door. Space for a freestanding wine fridge, under-counter fridge and under-counter freezer. A separate utility cupboard provides storage and space for a freestanding washing machine and tumble dryer, the latter benefiting from an external vent. Double glazed window overlooking the rear garden and door leading to the covered passageway providing access between the garden and garage with wall mounted storage cupboards and space for wood storage.

First Floor Landing

Two radiators. Window, side aspect. Doors to four of the bedrooms, en-suite bathroom & the family bathroom. Stairs to second floor landing.



Bedroom One 5.13 m x 4.42 m (16'10" x 14'6")

Built in ornamental fireplace. Two radiators. Picture rail. Raised skirting. Servants bell. Window, front aspect. Door to the En-Suite Bathroom.

En-Suite Bathroom

Suite comprising bath with a wall mounted Mira Jump electric shower in situ, tiled surround. Pedestal wash basin. Low flush WC. Radiator. Vinyl flooring. Picture rail. Wall mounted light/shaver point. Window, front aspect with shutters in situ.

Bedroom Two 4.69 m x 4.27 m (15'5" x 14'0")

Built in ornamental fireplace. Picture rail. Radiator. Raised skirting. Pedestal wash basin. Servants bell. Window, front aspect.

Bedroom Three 4.24 m x 4.01 m (13'11" x 13'2")

Built in ornamental fireplace. Radiator. Picture rail. Raised skirting. Pedestal wash basin. Window, rear aspect.

Bedroom Four 4.47 m x 4.34 m (14'8" x 14'3")

Built in ornamental fireplace. Built in storage cupboard. Built in double fronted airing cupboard which houses the hot water tank. Radiator. Raised skirting. Pedestal wash basin. Window, rear aspect.

Family Bathroom

White suite comprising bath with a wall mounted Mira electric shower in situ, tiled surround. Mixer tap shower attachment. Pedestal wash basin. Low flush WC. Corner Vastu. Radiator. Shaver point. Wall mounted cupboards. Window, rear aspect, wooden shutters in situ.

Second Floor Landing

Radiator. Double opening loft hatch to roof space, pull down ladder, partially boarded, power & lightning in place. Doors to three further bedrooms.

Bedroom Five 4.52 m x 4.37 m (14'10" x 14'4")

Two radiators. Pedestal wash basin. Window, rear aspect with outlook.

Bedroom Six 5.13 m x 4.52 m (16'10" x 14'10")

Built in ornamental fireplace. Two radiators. Pedestal wash basin. Window, front aspect.

Bedroom Seven 6.22 m x 3.94 m (20'5" x 12'11")

Radiator. Picture rail. Windows, side aspect with outlook.

Outside

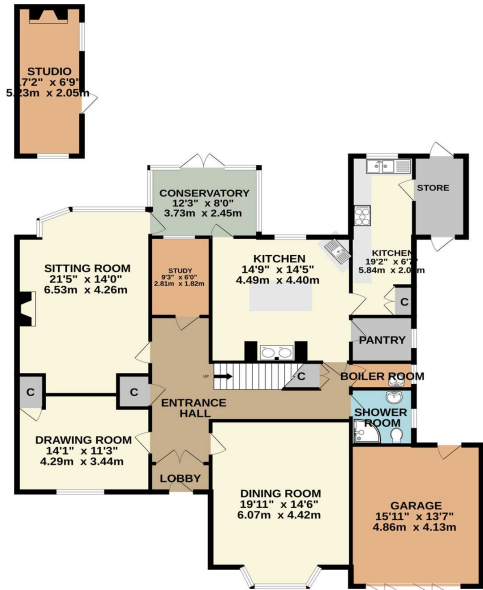
To the rear of the property is a lovely mature enclosed walled garden comprising a lawn area, paved patio areas including a raised seating area with a Summerhouse in place. Outside tap. Outside light. The garden is well stocked with a range of trees, plants, shrubs & flowerbeds. Very versatile & handy Studio/Office - 5.23m (17'2") x 2.05m (6'09") - Open fireplace in place. Power & lighting. Two windows. Built in book shelving. Also rear access to the garage. The garden is bounded by walling & hedging, with an Iron gate providing access from the front of the home to one side.

To the front there are further lawn areas with well stocked flowerbeds, mature trees & shrubs in situ. Paved drive provides off road parking for multiple vehicles and access to Larger than Average Garage - 4.86m (15'11") x 4.13m (13'7") - Concertina doors, water, power & lighting in place. The front is bounded by walling & hedging, double opening Iron gates provide access to the driveway. Additional iron gate providing further walkig access to the property.

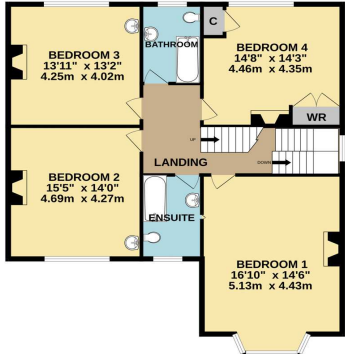


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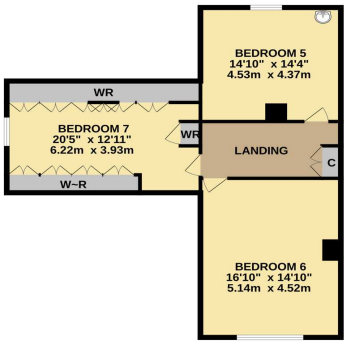
GROUND FLOOR
1882 sq.ft. (174.8 sq.m.) approx.



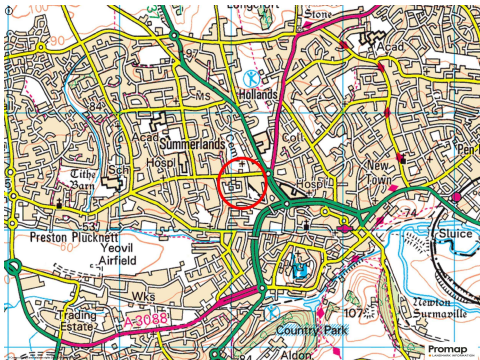
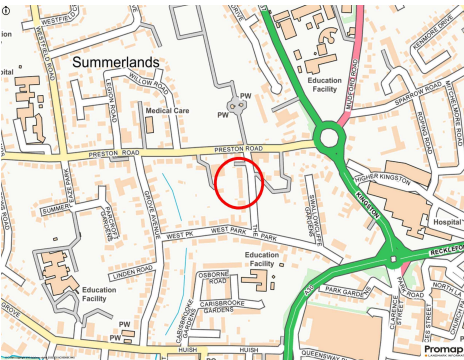
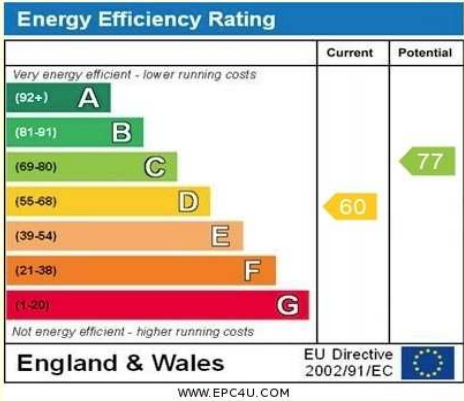
1ST FLOOR
1139 sq.ft. (105.9 sq.m.) approx.



2ND FLOOR
809 sq.ft. (75.2 sq.m.) approx.



TOTAL FLOOR AREA : 3820 sq.ft. (355.8 sq.m.) approx.
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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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* - G
- *Asking Price* - Guide Price £800,000
- *Tenure* - Freehold

Part B

- *Property Type* - 7 Bedroom 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, on a meter.
- *Sewerage* - Mains
- *Heating* - Gas Central Heating, boiler located in the Pantry, hot water tank located in the airing cupboard in Bedroom Four. Woodburner's located in the Dining Room & Sitting Room.
- *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* - Garage & Off Road Drive Parking.

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* - We are aware there is an "Article 4 Direction" (A4D). This is a planning law mechanism that allows a local council to remove certain permitted development rights for a specific area or property. This means that developments which would normally be permitted without needing planning permission, such as minor alterations or changes of use, now require a planning application and permission from the council. We'd recommend you review the Title/deeds of the property with 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 - 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

We understand that the property sits in a conservation area. We recommend that you make your own enquiries regarding this.

This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor, on the 24/04/2025. 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.