



Lower Ream, Abbey Manor Park, Yeovil,
Somerset, BA21 3SB

Offers Over £280,000

Freehold

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

 **LACEYS**
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6 Lower Ream, Abbey Manor Park, Yeovil,
Somerset, BA21 3SB



- A Well Presented Two Bedroom Detached Bungalow
- Popular Abbey Manor Park Development
- Close To Local Amenities
- Gas Central Heating
- UPVC Double Glazing
- Nice Sized 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 425115**.

The **ACCOMMODATION** comprises:

Entrance Hall

Radiator and built-in airing cupboard housing the hot water cylinder. Textured ceiling. Doors leading to both bedrooms, the bathroom and the lounge. Hatch providing access to the roof space.

Living Room 4.60 m x 3.61 m (15'1" x 11'10")

Gas fire, TV point and telephone point. Wall-mounted radiator. UPVC double glazed patio doors opening onto the garden.



Kitchen 3.00 m x 2.38 m (9'10" x 7'10")

Fitted with a stainless steel sink unit with single drainer and mixer tap, tiled splashback surround. Recess for electric oven and fridge freezer. Plumbing for washing machine. Range of wall-mounted and base units with cupboards and drawers. Wall-mounted Worcester boiler. UPVC double glazed window overlooking the garden and frosted UPVC double glazed door leading to the rear of the property. Wall mounted radiator.

Bathroom

White suite comprising walk-in shower with tiled surround, pedestal wash hand basin and low-level WC. Multiple wall-mounted grab rails and radiator. Frosted UPVC double glazed window to the side aspect.



Bedroom One 3.76 m x 2.62 m (12'4" x 8'7")

Radiator, textured ceiling and UPVC double glazed window to the front aspect.

Bedroom Two 2.79 m x 2.38 m (9'2" x 7'10")

Radiator, textured ceiling and UPVC double glazed window to the front aspect. Built-in cupboard.



Outside

A driveway provides off-road parking and leads to the attached garage with up-and-over door. The garage benefits from light and power, roof storage and a UPVC double glazed door providing direct access to the rear garden.

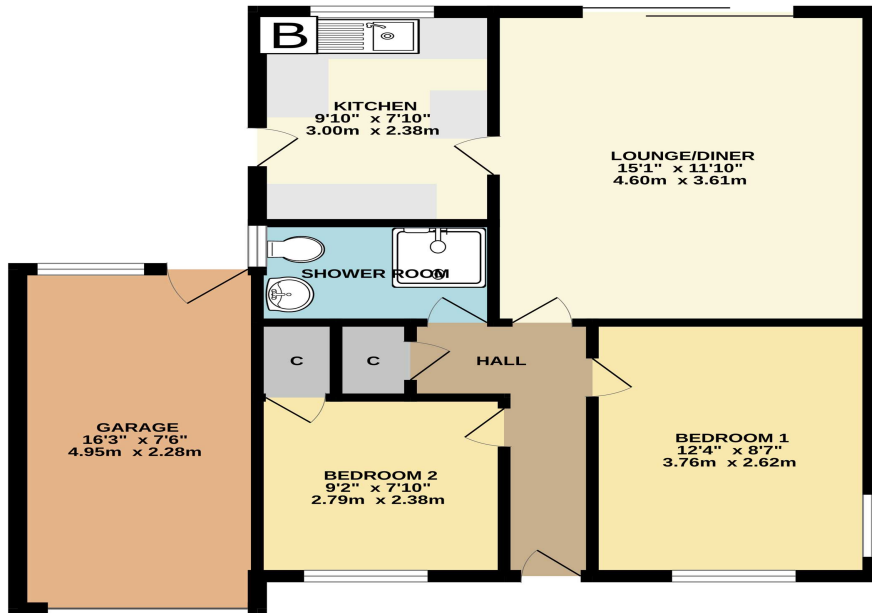
The rear garden is a generous size and mainly laid to lawn. A small paved patio area sits immediately outside the lounge doors, ideal for seating. There are established planted borders with a variety of shrubs and small trees, along with a shingled area to the side. The garden is fully enclosed by timber fencing, providing a good degree of privacy.

The front of the property features a lawned area with a shingle strip separating the garden from the public footpath, complemented by small shrubs.



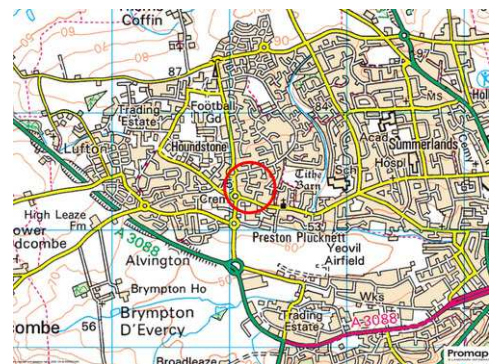
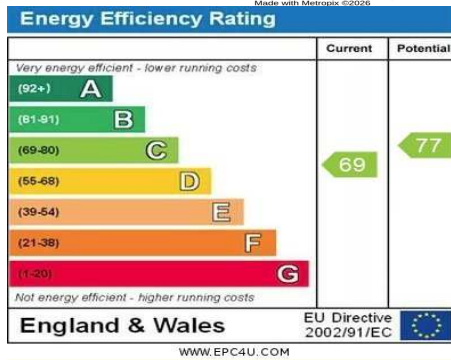
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GROUND FLOOR
636 sq.ft. (59.1 sq.m.) approx.



TOTAL FLOOR AREA - 636 sq.ft. (59.1 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.
- Made with Metropix 2/2024



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

Material Information applicable in all circumstances

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

- Council Tax Band - C
- Offers Over - £280,000
- 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 - Detached Bungalow.
- Property Construction - Standard construction.
- 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. boiler located in the kitchen, hot water tank in the airing cupboard in the Entrance Hall
- 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 and 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 -Not to use the property or permit the same to be used for any purpose whatsoever other than as a private dwelling for a single family. Not to park any lorry van or other commercial vehicle permanently or temporarily on the Property (except that a light van used by an occupier of the Property solely for private purposes may be so parked) and without prejudice to the foregoing not to park any vehicle caravan boat horsebox or trailer on the Property in front of the building line. No to store or place or permit to be stored or placed any boat or other chattel of any description whatsoever on the roof of the garage forming part of the house
- We'd recommend you review the Title/deeds of the property with your solicitor.
Restricted Covenants include -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 14.02..2026. However, such information could change after compilation of the data, so Lacey's cannot be held liable for any changes post compilation or any accidental errors or omissions. Furthermore, Lacey's 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.