

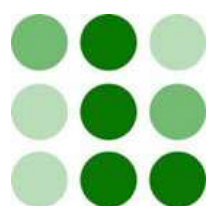


Beaconfield Road, Yeovil, Somerset, BA20 2JN

Guide Price £335,000

Freehold

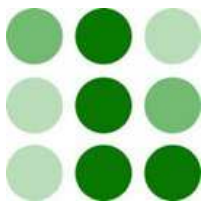
A well presented two bedroom detached bungalow set in this popular residential location. The bungalow benefits from gas central heating, UPVC double glazing, shower room, conservatory, nice sized enclosed rear garden and off road parking for multiple vehicles. Also the added benefit of No Onward Chain.

 **LACEYS
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14 Beaconfield Road, Yeovil, Somerset, BA20 2JN



- A Well Presented Two Bedroom Detached Bungalow
- Popular Residential Location
- Gas Central Heating
- UPVC Double Glazing
- Conservatory
- Shower Room
- Nice Sized Enclosed Rear Garden
- Off Road Parking For Multiple Vehicles
- 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

Frosted UPVC double glazed front door to the Entrance Hall.

Entrance Hall

Radiator. Built in storage cupboard that also houses the Vaillant combi boiler. Hatch to loft space. Picture rail. Coved ceiling. Doors to Lounge, Kitchen/Dining, both Bedrooms & the Shower Room.

Lounge 4.50 m x 3.61 m (14'9" x 11'10")

Built in fireplace with a gas fire in situ. Radiator. TV point. Picture rail. Coved ceiling. UPVC double glazed sliding patio door to the Conservatory.

Conservatory 2.59 m x 2.59 m (8'6" x 8'6")

Laminate flooring. UPVC double glazed door with steps down to the Rear Garden.

Kitchen/Dining Area 6.81 m x 2.87 m (22'4" x 9'5")

Comprising inset single drainer, 1 1/2 bowl sink unit with mixer tap, tiled surround and rolltop worksurfaces with cupboards & drawers below. Built in oven & hob, extractor above. Recess for washing machine, plumbing in place. Space for upright fridge/freezer. Wall mounted cupboards. Coved ceiling. Vinyl flooring (kitchen area). Radiator. Built in storage cupboard to the dining end. UPVC double glazed windows, side & rear aspect with an outlook to the rear aspect. Frosted UPVC double glazed door provides access to the drive & rear garden.

Bedroom One 3.86 m x 3.43 m (12'8" x 11'3")

Range of built in Bedroom furniture. Radiator. UPVC double glazed window, front aspect.

Bedroom Two 3.34 m x 2.45 m (10'11" x 8'0")

Radiator. Built in cupboards. UPVC double glazed window, front aspect.

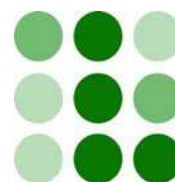
Shower Room 2.79 m x 2.01 m (9'2" x 6'7")

Comprising double width shower cubicle with wall mounted Mira Jump electric shower in situ, tiled surround. Vanity sink unit. Low flush WC. Radiator. Vinyl flooring. Extractor fan. Shaver point. UPVC double glazed window, rear aspect.

Outside

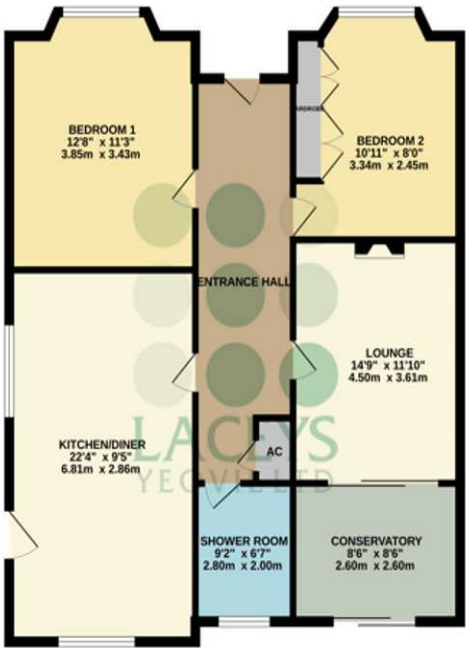
To the rear of the bungalow there is a nice sized enclosed garden that comprises of a paved patio area. Outside tap. Outside lights. Garden store. Steps down to the first lawn section, mature shrubs & plants in situ, path leads through the centre of the two lawn sections to a further enclosed lawn section at the far end. The garden is enclosed by fencing & hedging.

To the front of the bungalow there is a gravelled garden which is well stocked with plants & shrubs. Drive provides off road parking for multiple vehicles. Outside lights. The front/side is bounded by fencing & walling, double opening Iron gates provide access to the driveway.



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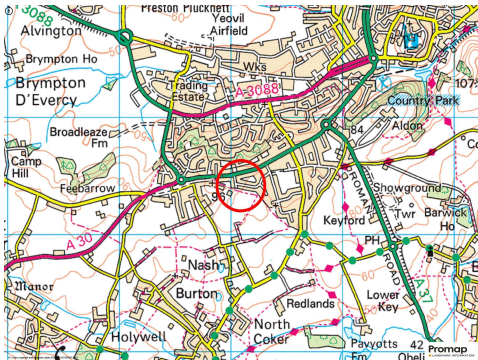
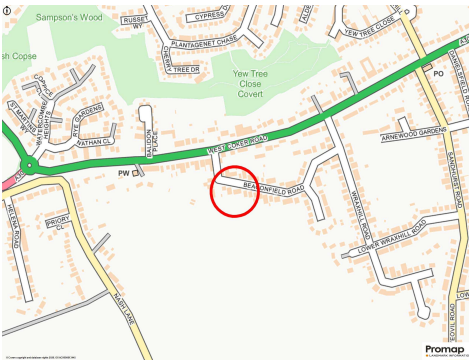
GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency. See the agent for more details.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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 in compliance with the Digital Markets, Competition and Consumers Act 2024.

Material Information applicable in all circumstances

- *Council Tax Band* - D
- *Asking Price* - Guide Price £335,000
- *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 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
- *Sewerage* - Mains
- *Heating* - Gas Central Heating, Vaillant combi boiler located in the cupboard in the Entrance Hall 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* -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.
- *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) - 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 TBC/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.