



Beechwood, Yeovil, Somerset, BA20 2NF

Guide Price £280,000

Freehold

**A very well presented two bedroom detached bungalow set in this popular residential location, close to local amenities. The bungalow benefits from gas central heating, double glazing, modern kitchen, modern shower room, conservatory, level enclosed rear garden, garage and off road parking. No Onward Chain.**

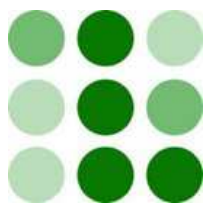
 **LACEYS  
YEOVIL LTD**



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41 Beechwood, Yeovil, Somerset, BA20 2NF



- A Very Well Presented Two Bedroom Detached Bungalow
- Popular Residential Location
- Close To Local Amenities
- Gas Central Heating
- Double Glazing
- Modern Kitchen
- Modern Shower Room
- Conservatory
- Enclosed Level 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 425 115**.

### **Accommodation Comprises**

Frosted UPVC double glazed front door to the Entrance Hall.

#### **Entrance Hall**

Radiator. Phone point. Built in cupboard which also houses the Ideal combi boiler. Hatch to loft space. Coved ceiling. Inset ceiling spotlights. Doors to Lounge, Kitchen, both Bedrooms & the Shower Room.

#### **Lounge 5.26 m x 3.23 m (17'3" x 10'7")**

Built in fireplace with gas fire in situ, tiled hearth, wooden outer & mantle above. TV point. Radiator. Inset ceiling spotlights. UPVC double glazed, double opening doors to the Conservatory.

#### **Conservatory 3.38 m x 2.92 m (11'1" x 9'7")**

Tiled floor. UPVC double glazed, double opening doors to the rear garden.

#### **Kitchen 2.87 m x 2.72 m (9'5" x 8'11")**

Modern well fitted kitchen comprising inset stainless steel single drainer, single sink unit with mixer tap, rolltop work surface with cupboards & drawers below. Built in oven & hob, extractor above. Wall mounted cupboards. Vinyl flooring. Inset ceiling spotlights. Two UPVC double glazed windows, both front aspects. Throughway to the Utility Room.

#### **Utility Room 5.13 m x 1.73 m (16'10" x 5'8")**

Built in rolltop work surface with cupboards & drawers below. Recess for washing machine, plumbing in place. Space for upright fridge/freezer. Wall mounted cupboards. Radiator. Tiled floor. Three skylights. Two UPVC double glazed windows, front & rear aspects. Frosted UPVC double glazed door to the front of the bungalow. UPVC double glazed door to the rear garden.

#### **Bedroom One 3.25 m x 3.25 m (10'8" x 10'8")**

Radiator. TV point. UPVC double glazed window, rear aspect.

#### **Bedroom Two 3.20 m x 3.02 m (10'6" x 9'11")**

Radiator. Built in double fronted wardrobe. Wall mounted shelving. UPVC double glazed window, front aspect.

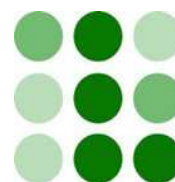
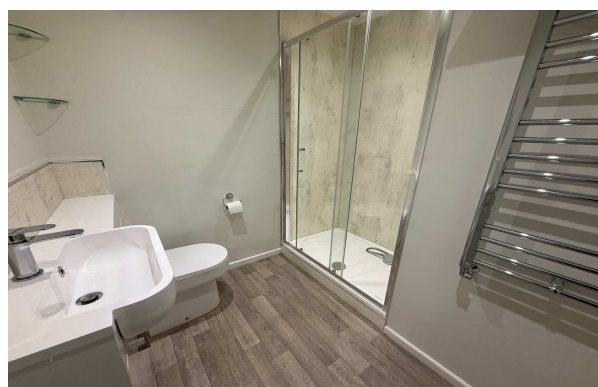
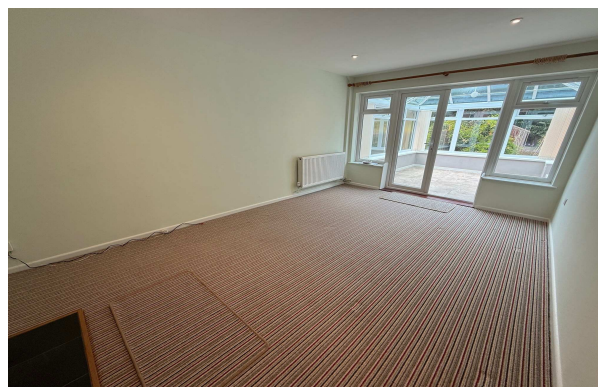
#### **Shower Room**

Modern well fitted shower room comprising a double width shower cubicle with wall mounted shower, panelled surround. Coupled vanity unit and low flush WC. Heated towel rail. Extractor fan. Vinyl flooring. Inset ceiling spotlights.

#### **Outside**

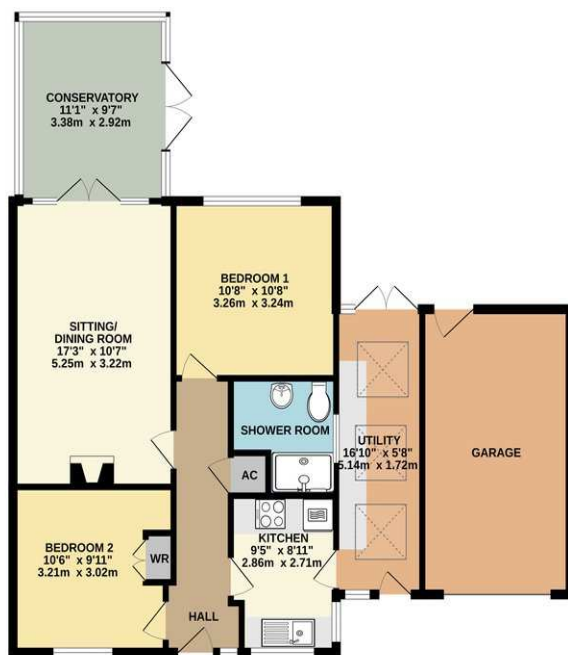
To the rear there is an enclosed level garden which comprises of paved patio areas, lawn area with well stocked flowerbeds bordering. Timber garden shed. The garden is bounded by fencing. Timber door provides rear access to the Garage.

To the front there are raised flowerbeds, well stocked, Resin path leads to the front door. Drive to the side provides off road parking and access to the Garage.



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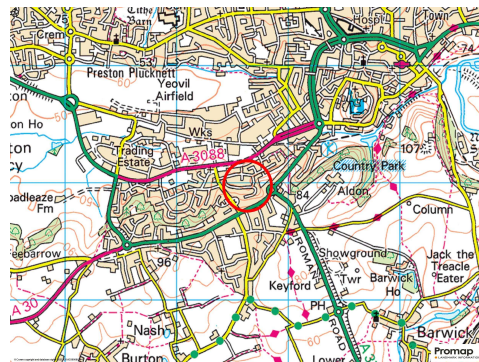
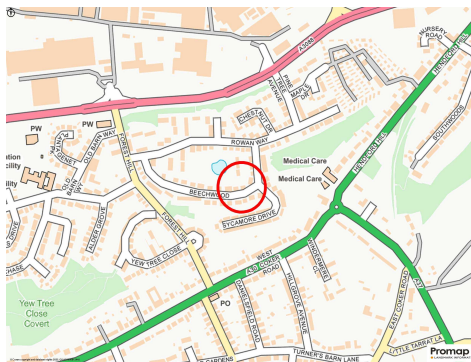
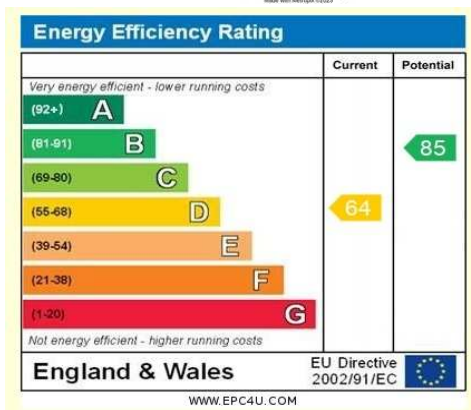
GROUND FLOOR  
924 sq.ft. (85.8 sq.m.) approx.



**TOTAL FLOOR AREA : 924 sq ft. (85.8 sq.m.) approx.**

While every attempt has been made to ensure the accuracy of the description contained here, measurements of floors, windows, rooms and all other details 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. 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* - C
- *Asking Price* - Guide Price £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.gove.uk/calculate-stamp-duty-land-tax>
- *Other fees/Disbursements payable* - Conveyancer's 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 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, on a Meter.
- *Sewerage* - Mains
- *Heating* - Gas Central Heating, Ideal combi boiler located in a 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* - 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 single private dwellinghouse and garage. \*More covenants in place refer to 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 8/9/2025. 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.