

Guide Price £180,000

Malvern Court, Abbey Manor Park, Yeovil,
Somerset, BA21 3RZ

Freehold

A well presented one bedroom semi-detached bungalow for the over 55's set in a quiet position on the popular Abbey Manor Park development. The bungalow benefits from gas central heating, UPVC double glazing, modern shower room, enclosed garden, garage & off road parking. No Onward Chain.

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The Property Ombudsman



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Somerset, BA21 3RZ







- A Well Presented One Bedroom Semi-Detached Bungalow For The Over 55's
- Popular Abbey Manor Park Development
- Tucked Away Position
- Gas Central Heating
- UPVC Double Glazing
- Modern Shower Room
- Enclosed Rear Garden
- Detached 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
UPVC double glazed front door to the Entrance Lobby.

Entrance Lobby
Coved ceiling. UPVC double glazed window, front aspect. Door to the Lounge.

Lounge 4.85 m x 3.25 m (15'11" x 10'8")
Radiator. TV point. Phone point. Coved ceiling. UPVC double glazed window, front aspect. Door to Inner Lobby.

Inner Lobby
Hatch to loft space which also has the combi boiler in situ. Two built in storage cupboards. Coved ceiling. Throughway to the Kitchen. Doors to the Bedroom & Shower Room.

Kitchen 2.34 m x 1.98 m (7'8" x 6'6")
Comprising inset stainless steel single drainer, single sink unit with mixer tap, tiled surround and rolltop work surfaces with cupboards & drawers below. Recess for oven. Recess for washing machine, plumbing in place. Space for under counter fridge. Wall mounted cupboards. Coved ceiling. Vinyl flooring. UPVC double glazed window, side aspect. UPVC double glazed door to the Rear Garden.

Bedroom 3.05 m x 2.56 m (10'0" x 8'5")
Radiator. TV point. Phone point. Coved ceiling. UPVC double glazed window, rear aspect.

Shower Room 2.57 m x 1.78 m (8'5" x 5'10")
Comprising double width corner shower cubicle with a wall mounted Mira Sport electric shower in situ, tiled surround. Coupled vanity unit & low flush WC. Extractor fan. Heated towel rail. Non slip flooring. Coved ceiling. Frosted UPVC double glazed window, rear aspect.

Outside
To the rear there is an enclosed garden that comprises of two paved patio areas, with gravelled sections in between, well stocked with a range of plants, shrubs & flowers. Outside tap. Outside light. Entrance canopy above the kitchen door. Wooden glazed door provides side access to the detached garage. The garden is bounded by fencing. Timber gate provides side access from the drive.

To the front there is a cultivated garden area that is well stocked with flowers, plants & shrubs. Concrete drive provides off road parking and access to the **Detached Garage:- 5.14m (16'10") x 2.60m (8'6")** - Up & over door, power & lighting in situ. From the drive picket timber gate provides access via a pathway to the front door.



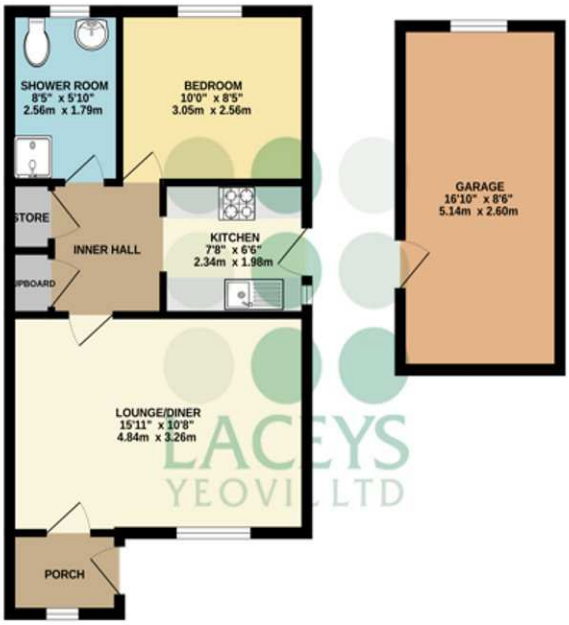




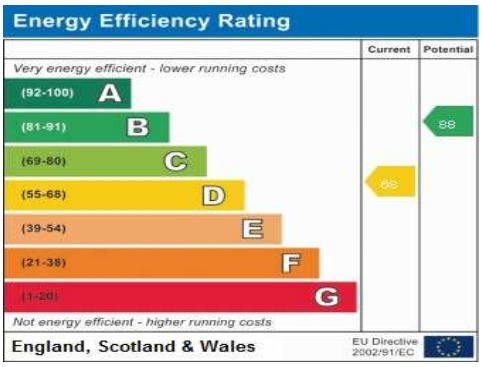


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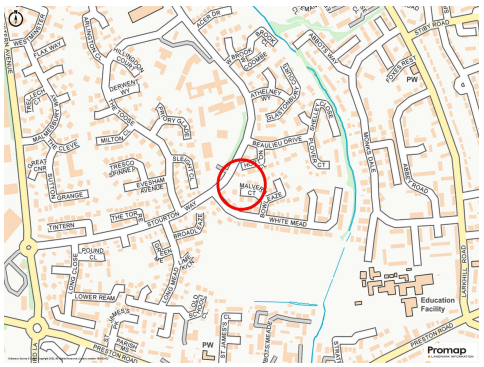
GROUND FLOOR

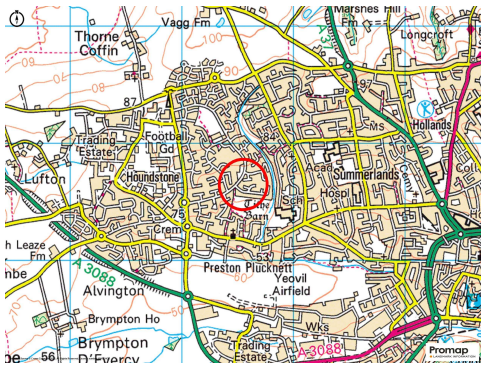












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Material Information

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

Material Information applicable in all circumstances

- *Council Tax Band* - B
- *Asking Price* - Guide Price £180,000
- *Tenure* - Freehold - This ia a Freehold bungalow for the over 55's who are retired or in receipt of a pension.
- *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* - 1 Bedroom 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* - Mains
- *Water Supply* - Mains
- *Sewerage* - Mains
- *Heating* - Gas Central Heating, combi boiler located in the loft 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* - Detached 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;- Not to use the Property other than as a private residence. Not to permit any radio, TV or musical instrument to be played in such manner as to cause a nuisance or annoyance to neighbours. Not to permit any boat, caravan, trailer or commercial vehicle to be parked in or on any of the roadways, parking spaces or forecourts of the Estate. *More covenants in place refer to your solicitor.
- *Rights and Easement*s - 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 13/07/2026. 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.