

Guide Price £220,000

Monks Dale, Yeovil, Somerset, BA21 3JF

This smartly presented three bedroom semi-detached house is offered to the market with no forward chain. Occupying a slightly elevated position the accommodation includes an entrance porch, hallway with storage cupboards, cloakroom and a sociable L-shaped open plan living/dining room with fitted kitchen. Beyond the dining area there is a conservatory with access to the rear garden. There is a garage to the rear.

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The Property Ombudsman



42 Monks Dale, Yeovil, Somerset, BA21 3JF







- Smartly Presented Semi-Detached Home
- Three Bedrooms
- Contemporary Kitchen
- Four Piece Family Bathroom
- Conservatory
- Ground Floor Cloakroom
- Enclosed Rear Garden
- Garage
- No Forward 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:

Porch
As you enter the property you are greeted with a large porch which provides the perfect space to kick off shoes. There is a low level Storage cupboard with the Worcester gas fired combination boiler above.

Hallway
Doors open to the sitting/dining room, kitchen and cloakroom. Further doors opens to two storage cupboards and stairs provide access to the first floor landing.

Cloakroom
Fitted with a close coupled WC, a ceiling lamp and a radiator. There is a high level singled glazed window into the porch.

Kitchen 3.66 m x 2.60 m (12'0" x 8'6")
The well equipped kitchen is fitted with a good selection of high gloss wall, base and pan drawer units with slimline work surfaces above. There is a built in Neff oven, electric hob with extractor hood above, fridge and washing machine. There is an undermount one and quarter bowl sink with mixer tap and built in draining board, a radiator and a strip light. A large double glazed window overlooks the front of the property and a wide opening leads to the dining area.

Sitting/Dining Room 5.80 m x 3.51 m (19'0" x 11'6")
A spacious room with double glazed windows overlooking the rear garden and double glazed sliding doors opening to the conservatory. There are two ceiling light points, a radiator and a wide opening leads to the kitchen.

Conservatory 2.88m x 2.42m (9'5" x 7'11")
A great additional space with double glazed windows overlooking the rear garden and double doors which provide access. Fitted with a practical tiled floor.

First Floor Landing
Doors open to all three bedrooms and the family bathroom. There is a side facing double glazed window, a ceiling light point and access is available to the loft.

Bedroom One 4.48 m x 2.76 m (14'8" x 9'1")
A good size double bedroom with a rear facing double glazed window, a radiator and a ceiling light point.

Bedroom Two 3.46 m x 2.93 m (11'4" x 9'7")
The second bedroom is also a double room with a rear facing double glazed window, a radiator and a ceiling light point.

Bedroom Three 2.76 m x 2.65 m (9'1" x 8'8")
A sensible size single room with a front facing double glazed window, a radiator and a ceiling light point.

Family Bathroom
Fully tiled and fitted with a panel enclosed bath with mixer tap and shower attachment, separate corner shower with sliding doors and thermostatically controlled shower, concealed cistern WC and wash basin with mixer tap. There is an enclosed ceiling lamp, a front facing obscured double glazed window and a chrome ladder style heated towel rail.

Outside
The property is situated in an elevated position set back from the road with steps leading to the front garden and porch. The front garden is mainly laid to shingle with some mature shrubs whilst the rear garden offers an area of patio perfect for al-fresco dining which leads to an area of shingle with a circular planted flower bed. There is gated rear access and a personal door into the garage.

Garage 4.36m x 2.44m (14'4" x 8'0")
With up and over door to the front, double glazed window to the rear and personal door to the side.



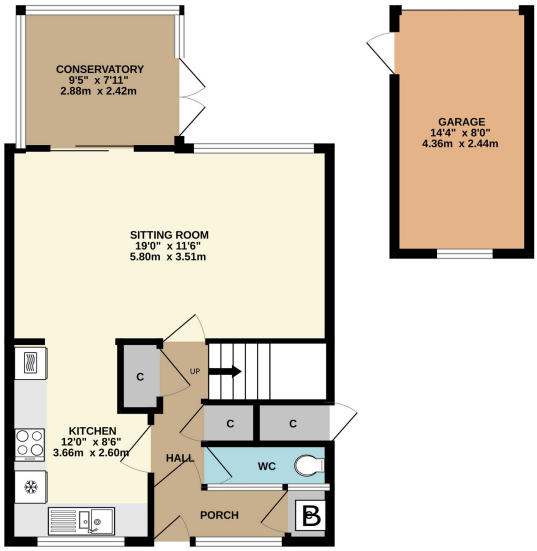




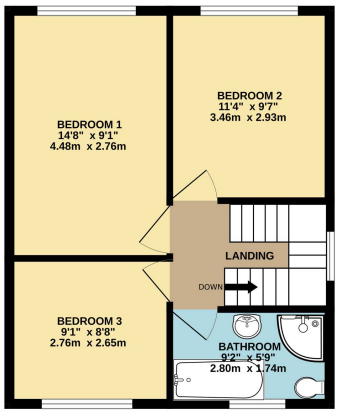


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GROUND FLOOR

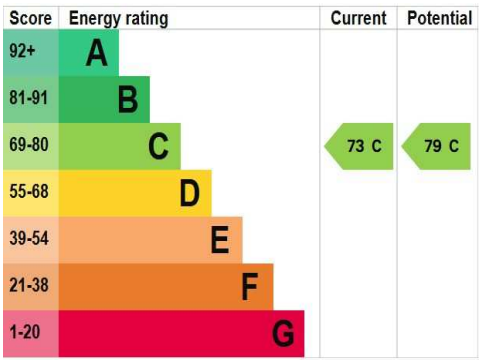


1ST FLOOR



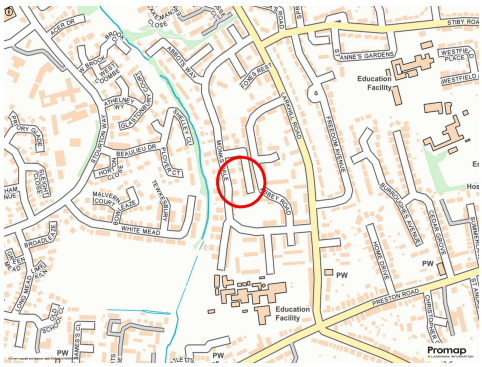
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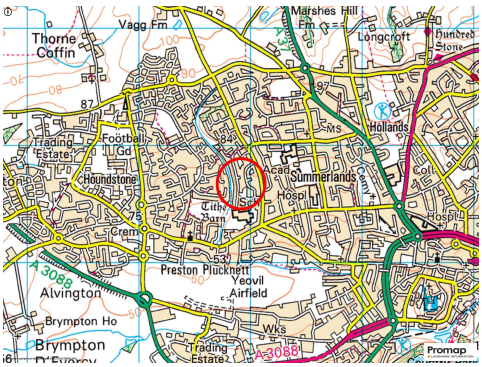












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Material Information applicable in all circumstances
Material Information
In compliance with the Digital Markets, Competition and Consumers Act 2024

Material Information applicable in all circumstances
· Council Tax Band - C
· Asking Price - Guide Price £220,000
· 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 - Semi-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
· Sewerage -Mains
· Heating - Gas Central Heating- Combi boiler- porch
· 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 - 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 premises other than as a private dwellinghouse. Not to carry on any trade or business. Not to station a caravan tent or other mobile dwelling intended for human habitation.

We'd recommend you review the Title/deeds of the property with your solicitor.
· 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 considered to be at VERY LOW RISK of River, Sea and Surface Water Flooding. 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
Listed Status No
Article 4 Area- No
Conservation Area- No

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.

No other Material disclosures have been made by the Vendor.