



Long Close, Yeovil, Somerset, BA21 3SF

Guide Price £340,000

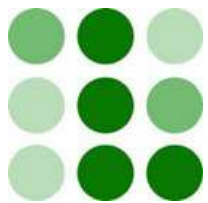
This well presented detached family home is situated in the original part of Abbey Manor Park. The extended accommodation includes an entrance lobby, ground floor cloakroom, sitting room, dining room, kitchen and utility room. On the first floor there are four good size bedrooms (master with en-suite) and the family bathroom. Internal access to the garage is available whilst to the front there is ample driveway parking. The rear garden is fully enclosed and features a sunken style patio area above which there is a large wooden porch with steps leading to an area of lawn.

 **LACEYS**
YEOVIL LTD



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58 Long Close, Yeovil, Somerset, BA21 3SF

- Detached Four Bedroom Home
- Popular Abbey Manor Location
- Master Bedroom With En-Suite
- Utility Room
- Ground Floor Cloakroom
- Ample Parking & Garage
- Enclosed Rear Garden
- Gas Central Heating & Double Glazing.



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:

Lobby

As you enter the property you are greeted with a useful lobby which has a door opening to the sitting room and a further door opening to the cloakroom. There is a ceiling light point and a radiator.

Cloakroom

Fitted with a low level WC and a wall hung wash basin. An obscured double glazed window faces the front of the property and there is a ceiling light point.

Sitting Room 4.95 m x 4.45 m (16'3" x 14'7")

A comfortable room with a double glazed window overlooking the front of the property and a feature fireplace with electric wood burner effect fire which provides a nice focal feature to the room. There is a radiator and wall lamps. An opening leads to the dining room, stairs provide access to the first floor landing and a door opens to the garage.

Dining Room 3.02 m x 2.43 m (9'11" x 8'0")

Double doors open to the rear garden and an opening leads to the kitchen. There is a ceiling light point and a radiator.

Kitchen 3.02 m x 2.36 m (9'11" x 7'9")

Offering a good selection of wall, base and drawer units with work surfaces above. There is a built in oven and hob with extractor hood above, fridge and freezer. An inset sink with mixer tap is conveniently situated under the rear facing double glazed window which overlooks the garden. A door opens to the utility room.

Utility Room 3.02 m x 2.40 m (9'11" x 7'10")

Offering great additional storage with wall and base units with drawers and work surfaces above. There is a built in fridge and freezer and space for a washing machine and a further appliance. A double glazed window overlooks the rear garden and a door provides access.

First Floor Landing

Doors open to all four bedrooms, the family bathroom and the airing cupboard which houses the gas fired combination boiler. There is a ceiling light point and access is available to the loft.

Bedroom One 5.47 m x 2.36 m (17'11" x 7'9")

A generous double room with a double glazed window overlooking the front of the property, a radiator and two ceiling light points. There is a double wardrobe, a further storage cupboard and a door which opens to the en-suite.

En-Suite

Partially tiled and fitted with a bath, pedestal wash basin with mixer tap and a low level WC. There is an obscured rear facing double glazed window, a heated towel rail and an extractor fan.

Bedroom Two 3.58 m x 2.81 m (11'9" x 9'3")

A double room with open fitted storage. A double glazed window overlooks the rear of the property. There is a radiator, wall lamps and a ceiling light point.

Bedroom Three 3.96 m x 2.40 m (13'0" x 7'10")

The third bedroom has a double glazed window facing the front, a radiator and a ceiling light point.

Bedroom Four 2.53 m x 2.46 m (8'4" x 8'1")

A double glazed window overlooks the front of the property. There is a radiator and spot lighting.

Family Bathroom

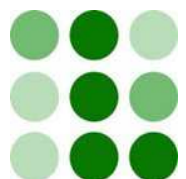
Fully tiled and well equipped with a P-shaped bath with rainfall style shower and hand held attachment, vanity wash basin with mixer tap and a low level WC. There is a radiator, heated towel rail, recessed spot lighting, extractor fan and an obscured rear facing double glazed window.

Garage

With a roller door to the front, power and light.

Outside

The property offers ample parking on the brick paved driveway with an area of lawn along side and small tree whilst to the rear the garden has been designed with ease of maintenance in mind offering a sunken patio with covered porch/dining area, an



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 - D
- Asking Price - Guide Price £340,000
- 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 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-metered
- Sewerage -Mains
- Heating -Gas Central Heating- combi boiler in airing cupboard.
- 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 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 property for any illegal immoral purpose nor to do permit to suffer on or to the property any act or thing which shall or may be or become a nuisance damage annoyance or inconvenience to the vendor or other owner occupiers of any other dwelling on the development. Not to leave any dustbin or other refuse container in front of the building line on the property. 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 the private purpose may be 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.

Material Information that may or may not apply.

Not 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. Not to affix to the outside of the house or any part thereof any television or wireless aerial. Other restrictions in place, please refer to your conveyancer.

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 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) -D

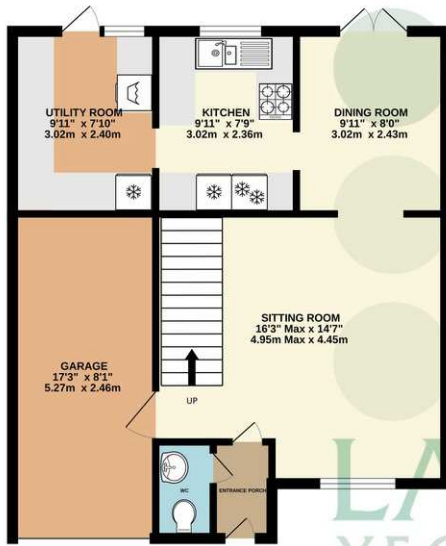
Other Disclosures

No other Material disclosures have been made by the Vendor.

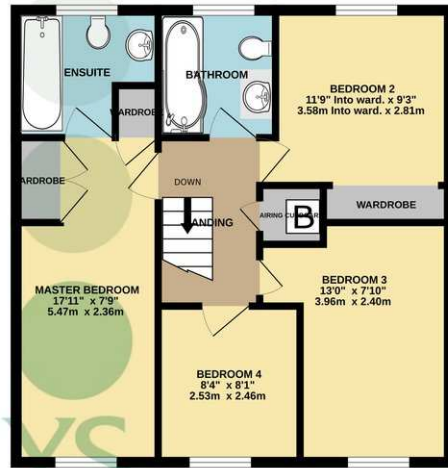
This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor, on the 17/06/25. However, such information could change after compilation of the data, so Lacey's cannot be held liable for any changes post compilation or any accidental 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.

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GROUND FLOOR
603 sq.ft. (56.0 sq.m.) approx.



1ST FLOOR
562 sq.ft. (52.3 sq.m.) approx.



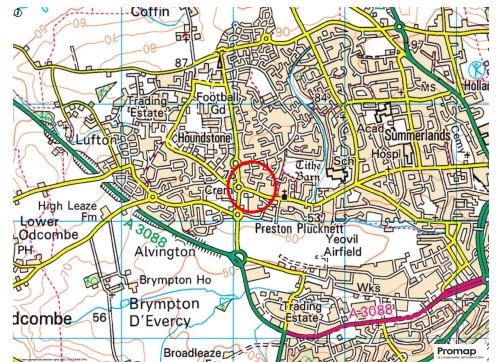
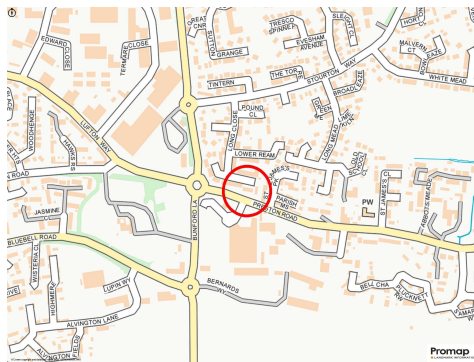
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TOTAL FLOOR AREA : 1166 sq.ft. (108.3 sq.m.) approx.

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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	81
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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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