

Mowleaze, Barwick, Yeovil, Somerset, BA22 9TY

Guide Price £300,000

Freehold

A well presented and very well proportioned, four bedroom, two reception room semi-detached family home set in this village location. The home benefits from UPVC double glazing, solar panels, en-suite to ground floor bedroom, utility room, conservatory, enclosed front & rear gardens and off road parking for 3-4 vehicles.

LACEYS YEOVIL LTD

The Property Ombudsman

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- A Very Well Proportioned Four Bedroom Semi-Detached Family Home
- Well Presented Throughout
- Village Location
- Two Reception Rooms
- Conservatory
- Owned Solar Panels
- UPVC Double Glazing
- En-Suite To Main Bedroom
- Walk In Dressing Room
- Enclosed Front & Rear Gardens
- Off Road Parking For 3-4 Vehicles

www.rightmove.co.uk
www.primelocation.co.uk
www.zoopla.co.uk

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
Composite glazed front door to the Entrance Porch.

Entrance Porch
Vinyl flooring. UPVC double glazed window, side aspect. UPVC double glazed door to the Lounge.

Lounge 5.69 m x 4.26 m (18'8" x 14'0")
Two radiators. TV point. Phone point. UPVC double glazed window, front aspect. Door to Inner Lobby/Study Area. Concertina door to the Inner Hallway.

Inner Hallway
Radiator. Vinyl flooring. Built in understairs cupboard. Stairs up to the Landing. Doors to the Utility, Kitchen & Dining Room. UPVC double glazed window, front aspect.

Kitchen 3.33 m x 2.59 m (10'11" x 8'6")
Nicely fitted Kitchen comprising inset stainless steel single drainer, single sink unit with mixer tap, tiled surround and rolltop worksurface with cupboards & drawers below. Built in double oven & hob with an extractor above. Recess for dishwasher, plumbing in place. Space for an upright fridge/freezer. Vinyl flooring. Trail of spotlights. UPVC double glazed window, rear aspect.

Utility Room 2.55 m x 2.44 m (8'4" x 8'0")
Built in worktop, space below for washing machine, plumbing in place and a tumble dryer. Space for fridge & freezer. UPVC double glazed window, rear aspect.

Dining Room 4.56 m x 3.52 m (15'0" x 11'7")
Built in fireplace with a gas fire in situ (LPG bottles). Wall mounted electric panel heater. Laminate flooring. UPVC double glazed, double opening doors to the Garden Room.

Garden Room 4.32 m x 3.12 m (14'2" x 10'3")
Wall mounted electric night storage heater. Vinyl flooring. UPVC double glazed door to the Rear Garden.

Inner Lobby/Study
Versatile space. Doors to a walk in Dressing Room - 2.00m (6'7") x 1.72m (5'8") & Bedroom One (Ground Floor).

Bedroom One (Ground Floor) 3.40 m x 2.75 m (11'2" x 9'0")
Upright radiator. Two UPVC double glazed windows, side & rear aspects.

En-Suite Shower Room 2.72 m x 1.96 m (8'11" x 6'5")
White suite comprising walk in shower cubicle with a Mira Go electric shower in situ, panelled surround. Vanity sink unit. Low flush WC. Heated towel rail. Extractor fan. Tiled floor. Frosted UPVC double glazed window, rear aspect.









Landing (Split Level)
Hatch to loft space, pull down ladder in place, part boarded. Two UPVC double glazed windows both front aspects. Doors to three Bedrooms & the Family Bathroom.

Bedroom Two 4.58 m x 2.28 m (15'0" x 7'6")
Wall mounted electric heater. Two UPVC double glazed windows, front & side aspects.

Bedroom Three 3.56 m x 3.02 m (11'8" x 9'11")
Two built in storage cupboards. Wall mounted electric heater. Focal fireplace. UPVC double glazed window, rear aspect.

Bedroom Four 3.56 m x 2.18 m (11'8" x 7'2")
Wall mounted electric heater. UPVC double glazed window, rear aspect.

Family Bathroom 2.54 m x 1.55 m (8'4" x 5'1")
White suite comprising bath with mixer tap, wall mounted Mira Shore electric shower in situ, panelled surround. Vanity sink unit. Low flush WC. Wall mounted electric heater. Extractor fan. Vinyl flooring. Panelled walls. Frosted UPVC double glazed window, rear aspect.

Outside
To the front of the home there is an enclosed lawn section with a variety of mature trees & plants in situ. This area is bounded by fencing with a gate providing access from the side section of garden.

The side section of garden comprises a mixture of gravelled & paved areas, two raised planting beds. Outside light. Front/Side door to the property. This area is also enclosed by fencing with a gate providing access to the driveway. The driveway provides off road parking for 3-4 vehicles depending on size, a timber gate provides access to the Rear Garden.

The rear garden comprises of a mixture of paved areas with a central raised decked area. Outside tap. Outside lights. Two storage sheds. The garden is bounded by fencing and enjoys good privacy.









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GROUND FLOOR
1106 sq.ft. (102.8 sq.m.) approx.

1ST FLOOR
443 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 1550 sq.ft. (144.0 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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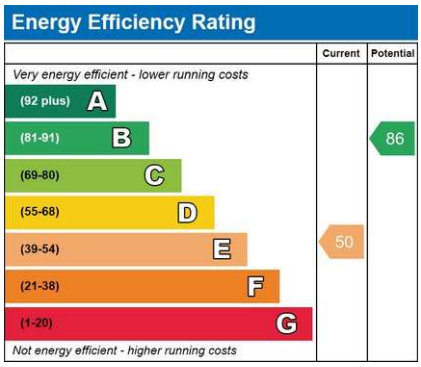





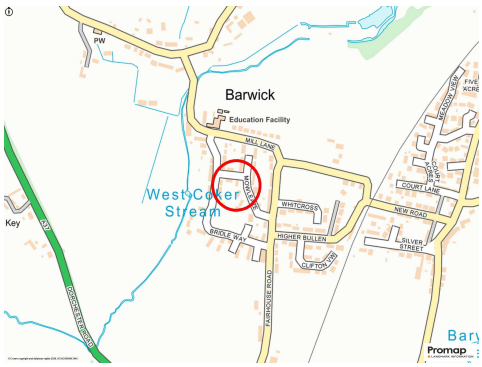

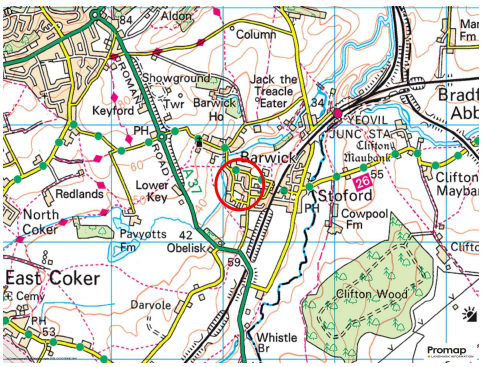

Please Note
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Photographs/Floor Plans
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Material Information

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 £300,000
- *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* - 4 Bedroom 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 on a meter.
- *Sewerage* - Mains
- *Heating* - Electric Heaters, mixture of radiators & panel heaters. Gas fire in the Dining Room (LPG Bottled Gas), hot water off an immersion heater. Solar Panels in place (Owned), batteries negotiable with vendors.
- *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. Restricted Covenants include;- Not to use the premises other than as a private dwellinghouse. Not to station, cause or permit the actioning on the premises any caravan, tent or other mobile dwelling intended for human habitation. *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* - The erection of a single storey extension to premises (GR561/134) - Ref. No: 98/00653/FUL & The change of use of premises from shop/sub post office to residential (GR 356150/113489) - Ref. No: 08/02872/COU.
- *Accessibility/ Adaptations* - N/A
- *Coalfield Or Mining Area* - N/A

Energy Performance Certificate (EPC Rating) - E

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 22/11/2026. 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.