



Ridgemoor, Hardington Moor, Yeovil, Somerset,
BA22 9NP

Guide Price £495,000

Freehold

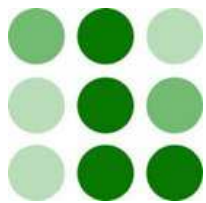
A well proportioned & well presented three bedroom detached bungalow set in a central position within this popular village location. The bungalow benefits from oil central heating, UPVC double glazing, utility room, lovely enclosed rear garden offering good privacy & a lovely outlook, along with the added benefit of a two bedroom mobile home in situ that provides versatile use, larger than average detached garage and off road parking for multiple

 **LACEYS
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Ridgemoor, Hardington Moor, Yeovil, Somerset,
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- A Well Proportioned & Well Presented Three Bedroom Detached Bungalow
- Popular Village Location
- UPVC Double Glazing
- Oil Central Heating
- Lovely Enclosed Mature Rear Garden
- Additional Two Bedroom Mobile Home
- Larger Than Average Garage
- Off Road Parking For Multiple Vehicles
- No Onward Chain
- Viewing Is Advised To Fully Appreciate What The Bungalow Offers

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 Reception Hall.

Reception Hall

Inset Hessian doormat. Radiator. Built in airing cupboard. Built in storage cupboards. Hatch to loft space. Doors to Lounge, Kitchen, all Three Bedrooms & the Shower Room.

Lounge 5.64 m x 3.30 m (18'6" x 10'10")

Built in fireplace with LPG gas fire in situ, marble hearth, surround and mantle. TV point. Two radiators. UPVC double glazed double opening doors to the Rear Garden.

Kitchen 4.67 m x 3.35 m (15'4" x 11'0")

Comprising inset stainless steel single drainer, single sink unit with mixer tap, tiled surround and rolltop worksurfaces with cupboards & drawers below. Built in oven, grill & hob with extractor hood above. Integrated dishwasher. Integrated fridge. Wall mounted cupboards. Space for table & chairs. Slot together tiled flooring. Inset ceiling spotlights. UPVC double glazed window, front aspect with outlook. Glazed multi panel door to the Side Lobby.

Side Porch

Radiator. Slot together tiled flooring. Built in storage cupboard. Frosted UPVC double glazed door to the front courtyard area. Frosted UPVC double glazed door to the Rear Lobby - further frosted UPVC double glazed door to the Rear Garden. Doors to the Utility Room & Bathroom.

Utility Room 4.96 m x 3.74 m (16'3" x 12'3")

Comprising inset Belfast Sink, rolltop worksurface with a cupboard & drawer below. Recess for washing machine, plumbing in place. Recess for tumble dryer. Floorstanding Worcester boiler. Two sets of built in storage cupboards. Radiator. Vinyl flooring. Two UPVC double glazed windows, both rear aspects.

Bathroom 1.96 m x 1.75 m (6'5" x 5'9")

White suite comprising bath with a wall mounted shower over, tiled surround. Pedestal wash basin. Low flush WC. Radiator. Vinyl flooring. Frosted UPVC double glazed window, front aspect.

Bedroom One 3.63 m x 3.28 m (11'11" x 10'9")

Radiator. Built in double fronted wardrobe. UPVC double glazed window, rear aspect.

Bedroom Two 3.63 m x 3.28 m (11'11" x 10'9")

Radiator. UPVC double glazed window, front aspect.

Bedroom Three 3.29 m x 2.88 m (10'10" x 9'5")

Radiator. UPVC double glazed window, rear aspect.

Shower Room 2.69 m x 1.80 m (8'10" x 5'11")

White suite comprising corner shower cubicle with wall mounted shower in situ, panelled surround. Pedestal wash basin. Low flush WC. Bidet. Heated towel rail. Radiator. Built in storage cupboards. Vinyl flooring. Tiled walls. Frosted UPVC double glazed window, front aspect.



Outside

To the front of the bungalow there are two lawned garden areas both of which are bordered by a mix of gravel and well stocked flowerbeds. Tarmac drive provides off road parking for multiple vehicles & leads to the larger than average Detached Garage - 5.17m (17') x 4.31m (14'2") - Electric roller door, power & lighting in situ. UPVC door to the side courtyard area. Outside light. The front area is bounded by fencing & walling, double opening Iron gates enclose the driveway.

There are gates to both sides of the bungalow, one leads to an enclosed courtyard area, outside tap. Oil tank in situ. The other leads to the Rear Garden & Mobile Home (providing its own access if required).

To the rear there is a mature enclosed garden area, the garden comprises of a paved patio area, outside light. outside tap. Lawn area with a range of well stocked flowerbeds bordering. Greenhouse. Timber garden shed. This area is bounded by fencing. Further access to the second section or garden & mobile home.

From the first section of garden a path leads to an enclosed second section of garden which forms the outside space for the Mobile Home, fruit trees in place, veg plots, lawn section. timber shed/summerhouse, enclosed by fencing. Wooden steps provide access up to the front door to the Mobile Home.

Mobile Home Accommodation Comprises

Frosted double glazed door to the Kitchen.

Mobile Home Kitchen 3.65 m x 1.86 m (12'0" x 6'1")

Comprising inset stainless steel single drainer, single sink unit with mixer tap, tiled surround and rolltop worksurface with cupboards & drawer below. Recess for cooker, extractor hood above. Wall mounted cupboards. Recess for upright fridge/freezer. Vinyl flooring. Trail of spotlights. Double glazed window, front aspect. Throughway to the Lounge. Doors to both Bedrooms & the Shower Room.

Mobile Home Lounge 3.58 m x 3.56 m (11'9" x 11'8")

Radiator. TV point. Built in cupboard that houses the Biasi boiler. Four UPVC double glazed windows, front, side & rear aspects with outlook.

Mobile Home Bedroom One 2.92 m x 2.16 m (9'7" x 7'1")

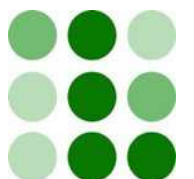
Radiator. Built in shelving & storage areas. UPVC double glazed windows, rear aspect with outlook.

Mobile Home Bedroom Two 2.51 m x 1.70 m (8'3" x 5'7")

Radiator. UPVC double glazed window, rear aspect with outlook.

Mobile Home Shower Room 1.82 m x 1.38 m (6'0" x 4'6")

White suite comprising double width shower cubicle with wall mounted shower in situ, tiled surround. Circular wash basin. Low flush WC. Heated towel rail. Extractor fan. Frosted UPVC double glazed window, front aspect.

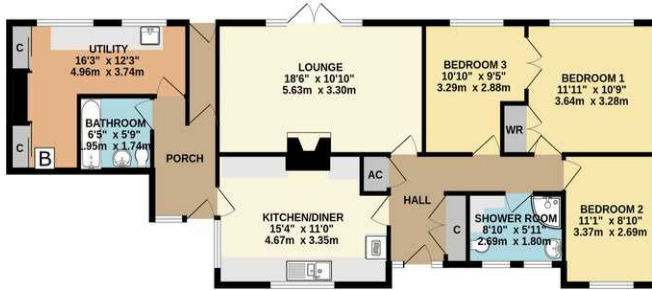


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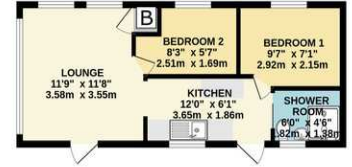
GARAGE
238 sq ft (22.1 sq.m) approx.



GROUND FLOOR
1104 sq ft (102.8 sq.m) approx.

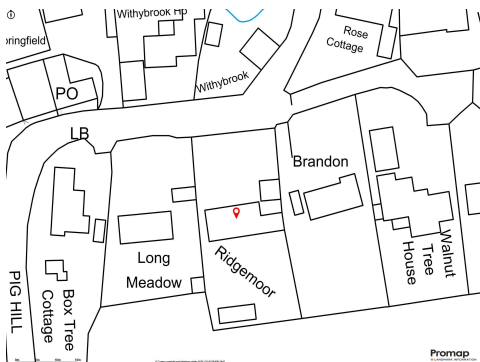
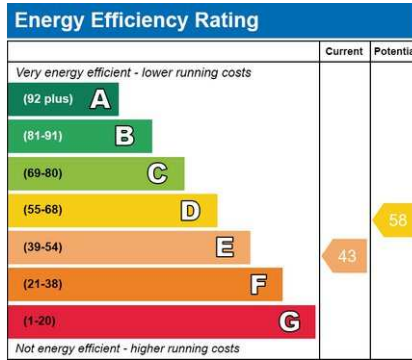


PARK HOME
348 sq ft (32.1 sq.m) approx.



TOTAL FLOOR AREA: 1689 sq.ft. (156.9 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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Material Information

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

Material Information applicable in all circumstances

- *Council Tax Band* - E
- *Asking Price* - Guide Price £495,000
- *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* - 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* - 3 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* - Oil Central Heating, Worcester boiler located in the Utility Room/
- *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 private dwellinghouse only. No trade or business. *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) - E

Other Disclosures

Please note that the Mobile Home - Certificate of lawfulness for the continued use of existing static caravan ancillary to dwelling (Use Class C3).

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 08/07/2026. 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.