



Symonds
& Sampson

8 St. Patricks Road
Yeovil, Somerset

8 St. Patricks Road

Yeovil
BA21 3EX



- Semi Detached Property
- Generous Corner Plot
- Large Garage & Workshop
 - Gas Central Heating
 - No Onward Chain
- Non-Standard Construction
 - Cash Buyers Only

Guide Price £150,000

Freehold

INFORMAL TENDER

Yeovil Sales
01935 423526
yeovil@symondsandsampson.co.uk



THE PROPERTY

A non-standard constructed 3 bedroom, 2 reception room semi-detached house situated at the end of a cul-de-sac on a corner plot with a generous garage/workshop.

ACCOMMODATION

The property comprises an entrance/reception hall, a sitting room, a separate dining room, a kitchen, double glazed lean-to, access to the workshop, first floor landing, three bedrooms and a bathroom.

SITUATION

Yeovil offers a wide range of excellent shopping, business and cultural facilities; there are many supermarkets, and schools from primary through to secondary and Yeovil College within easy reach. Regular bus services run within the town also serving nearby villages and neighbouring towns. A mainline railway station will be found at Yeovil Junction, good road links to the A30, A303 and A37 are all close by. The M5 junction 25 is approximately 20 miles away and the South Coast is approximately 25 miles.

DIRECTIONS

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OUTSIDE

The property sits on a corner plot with garden areas on three sides. The rear garden is laid to grass with access to the LARGE GARAGE/WORKSHOP with double doors leading onto the access road.

SERVICES

All mains services are connected. Gas-fired central heating via radiators.

Broadband - Ultrafast broadband is available.
Mobile signal/coverage - Available both indoors and outside
(Information from Ofcom <https://www.ofcom.org.uk>)

MATERIAL INFORMATION

This property is built on a non-standard construction, cash purchasers only.

Council Tax Band: A

Flood Risk: Very Low

INFORMAL TENDER

Informal Tender starts with a four to six-week marketing campaign at the end of which is a deadline for informal tenders to be submitted. This offer is effectively a notification/intention from you the buyer to proceed with the purchase at the offer amount stated by you on the attached form. You will detail the buying position you are in together with any chain details (if appropriate) and how you would be financing the purchase. On the tender deadline, all tenders are opened with the vendor, at which point they are not legally bound to accept any or even the highest offer if they do not want to. If an offer is selected, both parties instruct solicitors and the sale will proceed in the normal manner.



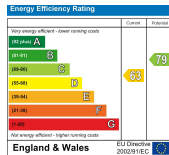
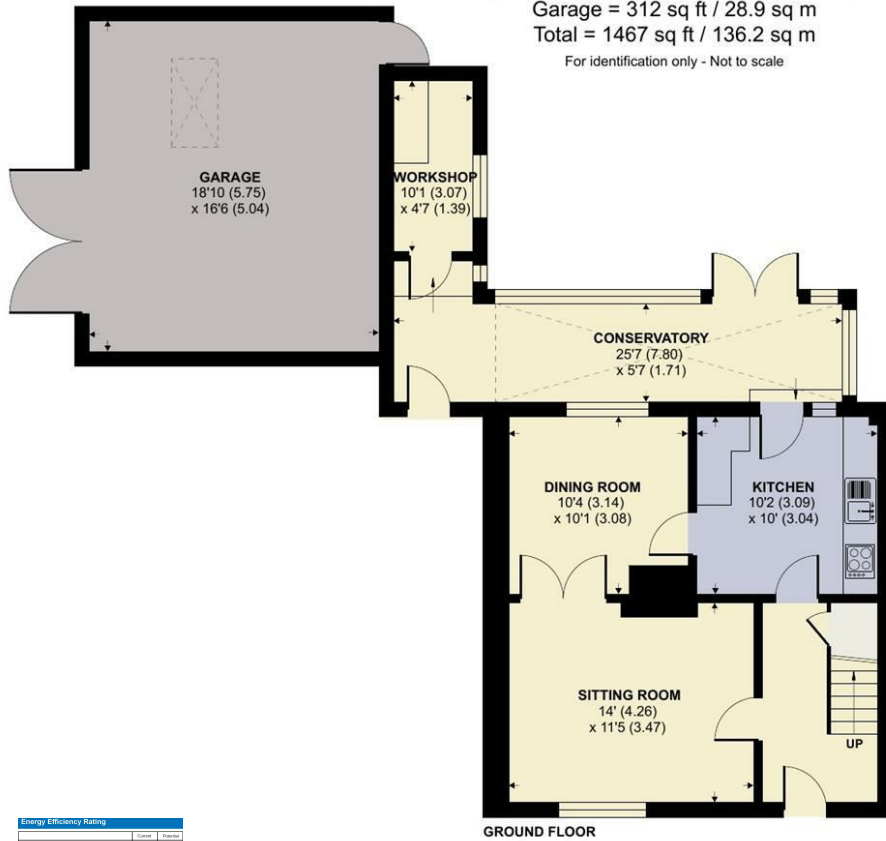
St. Patricks Road, Yeovil

Approximate Area = 1155 sq ft / 107.3 sq m

Garage = 312 sq ft / 28.9 sq m

Total = 1467 sq ft / 136.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1279675

Symonds & Sampson



YEO/SH.28.04.2025



01935 423526

yeovil@symondsandsampson.co.uk
Symonds & Sampson LLP
2, Court Ash,
Yeovil, Somerset BA20 1HG



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment or facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT

INFORMAL TENDER

Tenders are to be received, in writing, on the form attached to these particulars, addressed to

Symonds and Sampson LLP, 2 Court Ash, Yeovil, Somerset BA20 1HG, no later than

12 noon on Wednesday 11th June 2025

Tenders should be submitted on the following basis:

1. Tenders should be for a fixed sum; no escalating bids or any offer calculated by reference to other offers will be considered.
2. To reduce the possibility of duplication of offers, we would advise that fixed sums should be for an uneven amount.
3. You should state whether your final offer is for cash, or whether it is dependent upon borrowed finance. If loan finance is required, please confirm whether your financiers have agreed, in principle, the necessary funding.
4. You should state whether your offer is dependent upon the sale of another property and if so, the position with regard to that.
5. If you are submitting an offer on behalf of another party, you should state the name and address of that party, and you should confirm your authority to act as their agent.
6. You should state the name and address of the solicitor who will act on your behalf in the event of your offer being accepted.
7. So that your offer is not opened before the deadline, please clearly mark envelope, in the left hand corner, the words:

8, St. Patricks Road Yeovil, BA21 3EX- CLOSING OFFER".

If you wish to check with us, before the deadline, that your offer has been received at this office, we suggest that you mark the envelope with your initials or some other form of identification.

8. Although it is envisaged that the highest offer will be accepted, the vendors do not commit themselves to accept the highest or, indeed, any offer.

8, St. Patricks Road Yeovil, BA21 3EX

I/We

of:

Hereby submit for as indicated in the sales particulars, an offer in the sum of:

£..... (In words).....

Please provide details of funding and other relevant matters:

.....

Dated day of 2021

Signed:

Full name , address and capacity of signatory (where signed on behalf of, or as agent for the applicant)

Name:

Address:

.....

Capacity:

My/our Solicitors are:

This tender form should be completed in accordance with the conditions stipulations and contents of the sales particulars.