



Percivale Road, Yeovil, Somerset, BA21 3GZ,

Guide Price £230,000

Freehold

This modern three bedroom home is situated in a popular location not far from primary and secondary schools on the western side of Yeovil and is available with no forward chain. The accommodation includes an entrance hallway, cloakroom, fitted kitchen and a living/dining room whilst on the first floor there is master bedroom with en-suite shower room, a further double bedroom, single room and bathroom. To the rear there is an enclosed garden with gated access, beyond which there is a single garage located in a block with parking in front.

 **LACEYS**
YEOVIL LTD



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27 Percivale Road, Yeovil, Somerset, BA21 3GZ



- Modern Three Bedroom Home
- Popular Location On West Side Of Yeovil
- No Forward Chain
- Fitted Kitchen
- Ground Floor Cloakroom
- En-Suite To Master Bedroom
- Parking & Garage



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:

Entrance Hallway

Upon entering the property you are greeted with an entrance hallway which has doors leading to the kitchen, cloakroom and sitting/dining room. There is a ceiling light point and a radiator.

Cloakroom

Fitted with a pedestal wash basin with mixer tap and a low level WC. There is a double glazed window facing the front, an enclosed ceiling lamp and a radiator.

Kitchen 3.64 m x 2.17 m (11'11" x 7'1")

Fitted with a good selection of wall, base and drawer units with roll edge work surfaces above. A cupboard neatly hides the gas fired boiler and there is space available for a washing machine, dishwasher and fridge/freezer. There is a built in electric oven and gas hob with extractor hood above and a stainless steel sink with mixer tap is conveniently situated under the front facing double glazed window. There is a radiator and track spot lighting.

Sitting/Dining Room 5.14 m x 4.50 m (16'10" x 14'9")

A good size room with double doors opening to the garden with a double glazed window alongside. There are two radiators, two ceiling light points and a useful under-stairs storage cupboard.

First Floor Landing

Doors open to all three bedrooms, the family bathroom and the airing cupboard which houses the hot water cylinder. There is access to the loft, a ceiling light point and a smoke alarm.

Bedroom One 3.37 m x 2.97 m (11'1" x 9'9")

A comfortable double room offering a built in wardrobe. There is a double glazed window to the front, a radiator and a ceiling light point. A door opens to the en-suite shower room.

En-Suite

Fitted with a shower enclosure, pedestal wash basin and a low level WC. There is an obscured double glazed window facing the front, an enclosed ceiling lamp, a radiator, a shaver point/light and an extractor fan.

Bedroom Two 3.20 m x 2.30 m (10'6" x 7'7")

A cosy double room with a double glazed window overlooking the rear of the property, a radiator and a ceiling light point.

Bedroom Three 2.41 m x 1.12 m (7'11" x 3'8")

A single room with a double glazed window overlooking the rear of the property, a radiator and a ceiling light point.

Bathroom

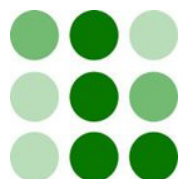
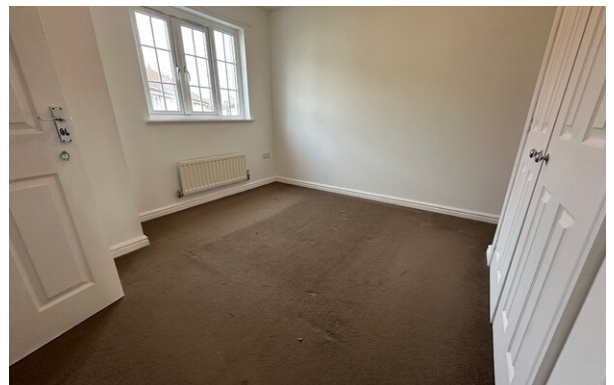
Fitted with a panel enclosed bath with mixer tap and shower attachment, a pedestal wash basin with mixer tap and a low level WC. There is an enclosed ceiling lamp, a radiator, shaver light/point and an extractor fan.

Rear Garden

The rear garden offers ease of maintenance with a patio, areas of lawn and shingle. Fully enclosed by fencing with a central pathway leading through the garden to the rear gate.

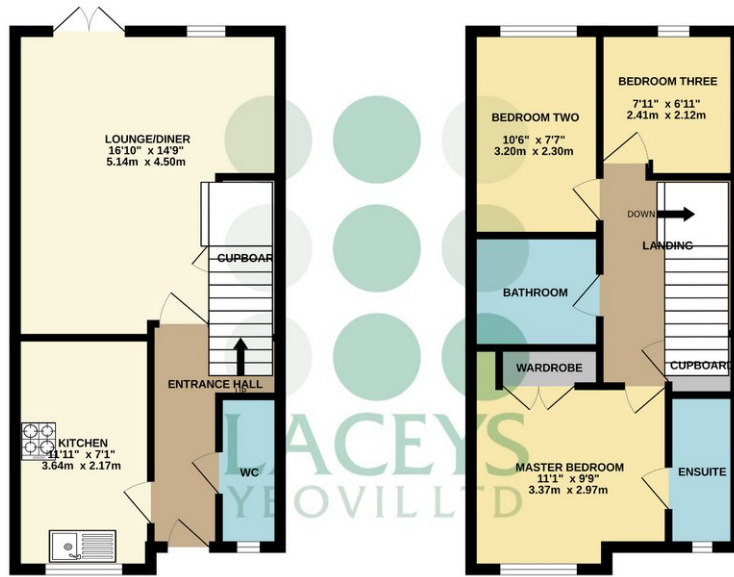
Garage

With up and over door and parking space in front.

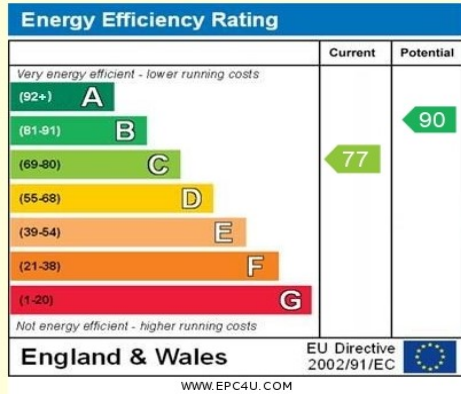


GROUND FLOOR

1ST FLOOR



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

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.

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Material Information

In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance.

Part A

- *Council Tax Band - C*
- *Asking Price - £230,000*
- *Tenure - Freehold*

For the latest Stamp Duty charges, please refer to <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>. Please note that the lower thresholds and rates change significantly for transactions completing on or after 1st April 2025."

Part B

- *Property Type - 3 Bedroom 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*
- *Broadband - Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>.*
- *Mobile Signal/Coverage – Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>.*
- *Parking - Driveway & Garage*

Part C

- *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.*
- *Restricted Covenants include; Not at any time keep in front of the frontage line of the buildings erected on the property any boat horsebox caravan or trailer. Not to use or permit to be used the property or any part thereof for the carrying on of any trade manufacture business or occupation what so ever but to use the same a private dwelling house in a single family occupation only. Not to keep pigs poultry or pigeons nor any other animals or birds other than domestic pets at the property provided that such domestic pets not do cause a nuisance or annoyance to the owners or occupiers of any owners or occupiers of the development. Please note other covenants which we recommend discussed with conveyancer.*
- *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 - 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%) · 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*
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- *Coalfield Or Mining Area - N/A*

Energy Performance Certificate (EPC Rating) - C

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 13/01/2025. 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.