



Huish, Yeovil, Somerset, BA20 1AQ

Guide Price £170,000

Freehold

A well presented and newly decorated two bedroom mid-terrace house set within walking distance of the town centre. The house benefits from a modern kitchen & bathroom, gas central heating, UPVC double glazing and a nice-sized enclosed rear garden. The property provides a good opportunity for a First Time Buyer(s) or an Investor(s).

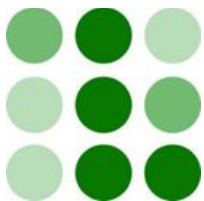
 **LACEYS**  
**YEOVIL LTD**



Huish, Yeovil, Somerset

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102 Huish, Yeovil, Somerset, BA20 1AQ



- A Well Presented Two Bedroom Terraced Town House
- Walking Distance Of The Town Centre
- Modern Kitchen & Bathroom
- Gas Central Heating
- UPVC Double Glazing
- Nice Sized Enclosed Rear Garden
- Ideal Opportunity For First Time Buyer(s) or Investor(s)

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:

**Sitting/Dining Room 6.60 m x 3.23 m (21'8" x 10'7")**

The living space has a contemporary feel with a double glazed window overlooking the front of the property, two feature chimney breasts with shelving alongside and a double glazed door opening to the garden. There are two radiators, recessed spot lighting and an opening leading to the kitchen. Stairs provide access to the landing.

**Kitchen 4.58 m x 1.75 m (15'0" x 5'9")**

Fitted with a selection of shaker style wall and base units with a drawer and a work surfaces above. There is a built in electric oven with inset gas hob and extractor hood above and space is available for a washing machine and fridge/freezer (these items can be left if required). The stainless steel sink with mixer tap is conveniently situated under the rear facing double glazed window. There is a radiator and a recessed spot lighting.

**First Floor Landing**

To one side of the landing the bathroom can be found whilst to the other there is access to the two bedrooms. There is recessed spot lighting.

**Bathroom**

Fully tiled and fitted with a shower/bath with rainfall style shower head along with hand held attachment and screen to the side, vanity style wash basin and a low level WC. There is recessed spot lighting, heated towel rail, extractor fan and an obscured double glazed window facing the rear.

**Bedroom One 3.48 m x 3.24 m (11'5" x 10'8")**

A double room with a radiator and a ceiling light point. A double glazed window overlooks the front of the property.

**Bedroom Two 3.04 m x 2.28 m (10'0" x 7'6")**

A single room with a double glazed window overlooking the rear garden. There is a radiator and a ceiling light point.

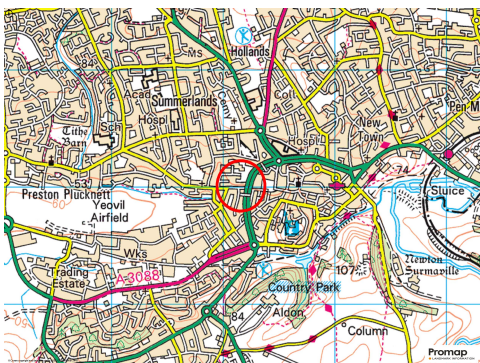
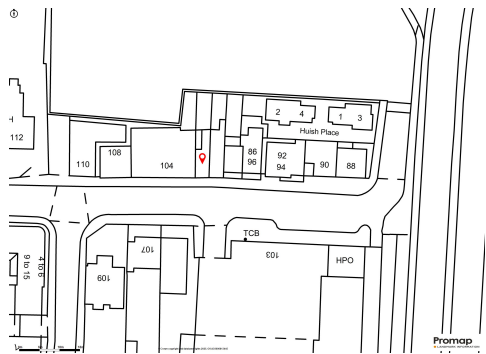
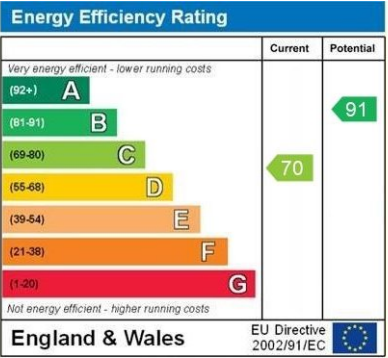
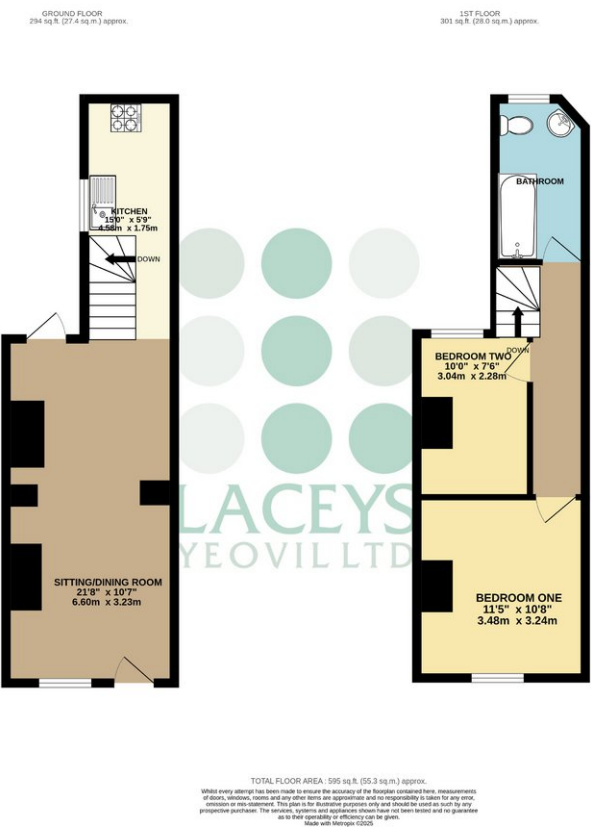
**Outside**

Upon entering the rear of the property there is a small area of shingle with steps leading to the fully enclosed garden which is mainly laid to lawn.





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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.

**Photographs/Floor Plans**  
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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 - A
- Asking Price - Guide Price £170,000
- Tenure - Freehold

### PART B

- Property Type - Terraced 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
- Sewerage - Mains
- Heating - Gas Central Heating
- Broadband - Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-forconsumers/advice/ofcom-checker>
- Mobile Signal/Coverage – Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobilecoverage>
- Parking - On Street Parking

### 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.
- Restrictions - We'd recommend you review the Title/deeds of the property with 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 - 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.
- 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 ) - 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 12th February 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.