



Eliotts Drive, Yeovil, Somerset, BA21 3NN

Guide Price £240,000

Freehold

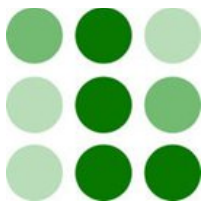
This extended mature semi-detached home is situated in a popular residential location close to various primary and secondary schools along with local shops. Offered for sale with no forward chain. The accommodation includes an entrance hallway, two reception rooms and a fitted kitchen on the ground floor whilst on the first floor there are two double bedrooms, a single room and the family bathroom. Outside there is ample off street parking in-front of the property with a central shared driveway leading to the single garage. The rear garden extends behind the garage and is fully enclosed with gated side access.

 **LACEYS**
YEOVIL LTD



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45 Eliotts Drive, Yeovil, Somerset, BA21 3NN



- Mature Extended Semi-Detached House
- Two Reception Rooms
- Fitted Kitchen
- Three Bedrooms
- Ample Parking
- No Chain
- Gas Central Heating
- Double Glazed

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 a hallway which has doors opening to both reception rooms and stairs leading to the first floor. There is a double glazed window to the side, a radiator and a ceiling light point.

Sitting Room 3.63 m x 3.32 m (11'11" x 10'11")

Double glazed windows overlook the front of the property. There is a radiator and a ceiling light point.

Dining Room 4.71 m x 2.63 m (15'5" x 8'8")

The separate dining room has a fitted cabinet and a double glazed window to the side. There is a radiator and recessed spot lighting. A door opens to the kitchen.

Kitchen 3.97 m x 2.15 m (13'0" x 7'1")

Fitted with a good selection of high gloss wall, base and drawer units with work surfaces above. There is space for an electric cooker with extractor hood above along with space for a washing machine and fridge/freezer. The stainless steel sink with mixer tap is conveniently situated under the side facing double glazed window whilst double glazed sliding doors provide access into the rear garden.

Landing

A double glazed window overlooks the side of the property. Doors open to all three bedrooms and the family bathroom. Access is available to the loft.

Bedroom One 3.61 m x 3.12 m (11'10" x 10'3")

A spacious double bedroom with a radiator and a ceiling light point. Double glazed windows overlook the front of the property.

Bedroom Two 3.12 m x 2.67 m (10'3" x 8'9")

A cosy double bedroom with a fitted cupboard housing the gas fired boiler. There is a double glazed window to the rear, a radiator and a ceiling light point.

Bedroom Three 2.09 m x 1.81 m (6'10" x 5'11")

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

Bathroom

The bathroom feels modern and is fitted with a panel enclosed bath with mixer tap/shower attachment, pedestal wash basin and a low level WC. There is an obscured rear facing double glazed window, an extractor fan, recessed spot lighting and a heated towel rail.

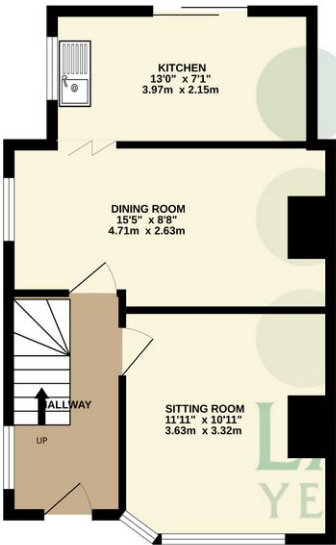
Outside

The property sits nicely back from the road with a shared driveway leading to the SINGLE GARAGE with parking to one side at the front. The rear garden has been designed with ease of maintenance in mind and is mainly laid to lawn with a small patio area adjacent to the house. There is a wooden shed and side access is available to the garage.

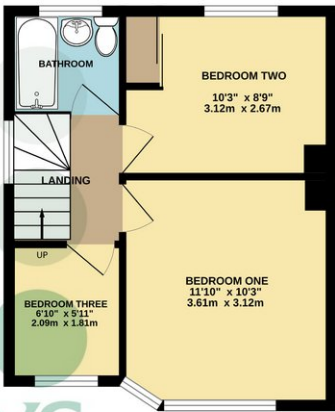


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GROUND FLOOR
420 sq.ft. (39.0 sq.m.) approx.

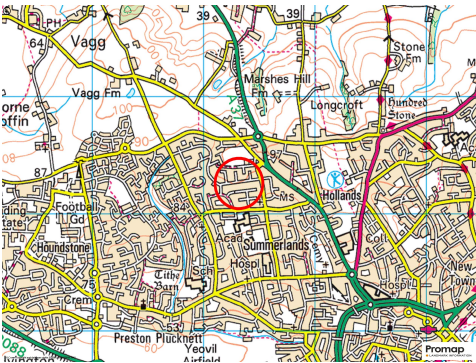
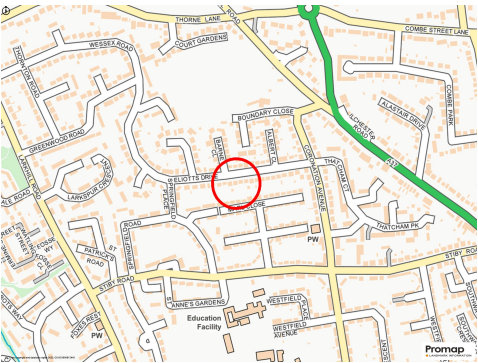
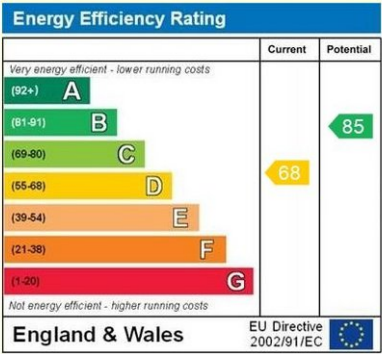


1ST FLOOR
334 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA: 754 sq.ft. (70.0 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 misstatement. 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

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 - Guide Price £240,000*
- *Tenure - Freehold*

PART B

- Property Type - 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
- Sewerage - Mains
- Heating - Gas Central Heating-combi boiler- cupboard-bedroom two.
- Broadband - Please refer to Ofcom website.<https://www.ofcom.org.uk/phonestelecomsandinternet/adviceforconsumers/advice/ofcom-checker>
- Mobile Signal/Coverage – Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>.
- Parking - Driveway Parking with shared driveway leading to 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.
- 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

EPC & Other Disclosures

EPC Rating- D

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 . 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.