



Derwent Way, Abbey Manor Park, Yeovil,  
Somerset, BA21 3SZ.

Guide Price £210,000

Freehold

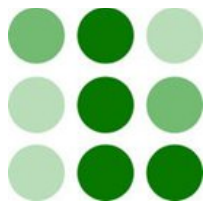
**A two bedroom semi-detached house set on the ever popular Abbey Manor Park development, close to local amenities. The home benefits from gas central heating, double glazing, enclosed rear garden, larger than average garage and off road parking for 2-3 vehicles. Also the added benefit of No Onward Chain.**

 **LACEYS  
YEOVIL LTD**

Derwent Way, Abbey Manor Park, Yeovil, Somerset, BA21 3SZ

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17 Derwent Way, Abbey Manor Park, Yeovil,  
Somerset, BA21 3SZ



- A Two Bedroom Semi-Detached House
- Popular Abbey Manor Park Development
- Close To Local Amenities
- Gas Central Heating
- UPVC Double Glazing
- Enclosed Rear Garden
- Larger Than Average Garage
- Off Road Parking For 2-3 Vehicles
- No Onward Chain
- Good Opportunity For First Time Buyer(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 425 115**.

#### **Accommodation Comprises**

Frosted UPVC double glazed front door to.

#### **Entrance Hall**

Radiator. Phone point. Coved ceiling. Built in understairs cupboard. Stairs up to the landing. Door to the Lounge. Throughway to the Kitchen.

#### **Lounge 4.43m (14'6") x 3.66m (12')**

Radiator. TV point. UPVC double glazed double opening doors to the rear garden.

#### **Kitchen 2.97m (9'9") x 1.86m (6'1")**

Comprising inset stainless steel single drainer, 1 1/2 bowl sink unit with mixer tap, rolltop worksurface with cupboards & drawers below. Built in oven & hob with extractor hood above. Recess for washing machine, plumbing in place. Space for fridge/freezer. Wall mounted cupboards. Wall mounted Worcester combi boiler. Heated towel rail. Spotlights. Vinyl flooring. UPVC double glazed window, front aspect.

#### **Landing**

Hatch to loft space. Coved ceiling. Doors to both Bedrooms & Bathroom.

#### **Bedroom One 3.67m (12') x 2.57m (8'5")**

Radiator. UPVC double glazed window, rear aspect.

#### **Bedroom Two 2.69m (8'10") x 2.64m (8'8")**

Radiator. Two built in storage cupboards. Two UPVC double glazed windows, both front aspects.

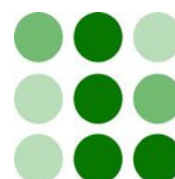
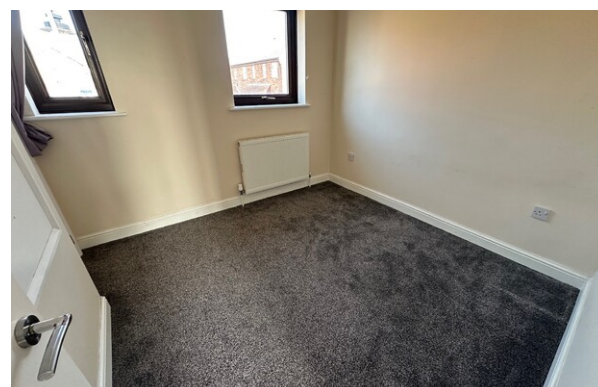
#### **Bathroom 1.94m (6'4") x 1.68m (5'6")**

White suite comprising bath with mixer tap, wall mounted shower & tiled surround. Pedestal wash basin. Low flush WC. Heated towel rail. Vinyl flooring. Extractor fan. Frosted UPVC double glazed window, side aspect.

#### **Outside**

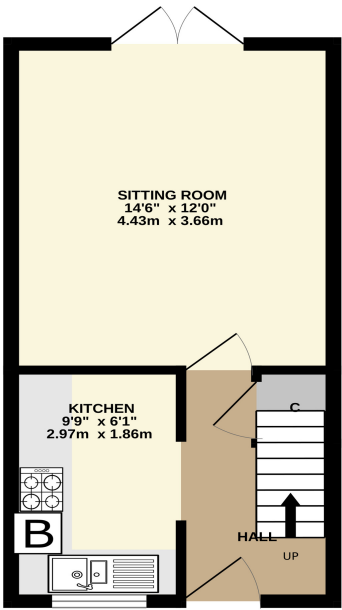
To the rear there is an enclosed garden, comprising paved patio area, split level gravelled areas. The garden is bounded by fencing with a timber gate providing access from the drive. Door provides side access in to the larger than average **Detached Garage**.

To the front there is a gravelled area, concrete drive provides off road parking for multiple vehicles and access to the detached garage. Path leads to the front door, entrance canopy above.

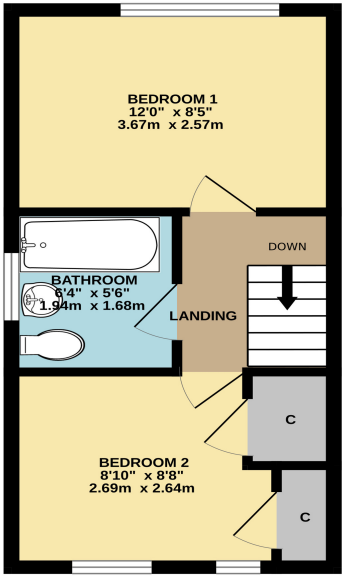


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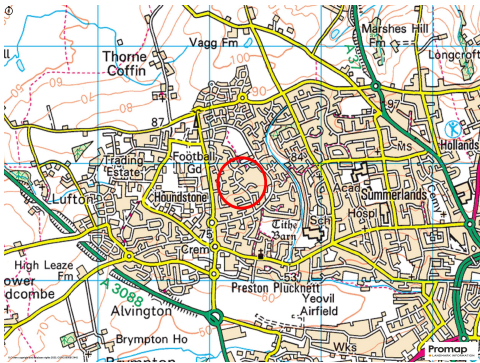
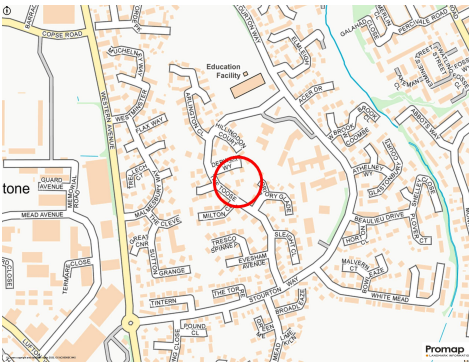
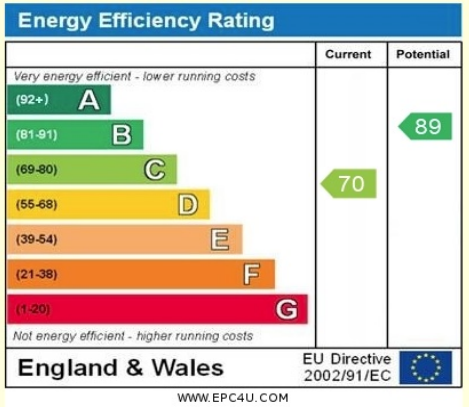
GROUND FLOOR



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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## 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* - B
- *Asking Price* - Guide Price £210,000
- "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."
- *Tenure* - Freehold

### Part B

- *Property Type* - 2 Bedroom 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, Worcester Combi boiler located in the kitchen that also heats the hot water.
- *Broadband* - Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>.
- *Mobile Signal/Coverage* - Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>.
- *Parking* - Detached Garage & Driveway 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 (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

*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 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.