



Winston Drive, Yeovil, Somerset, BA21 3BH,  
BA21 3BH

Guide Price £260,000

Freehold

**A three bedroom, two reception room semi-detached family home in need of updating, set in this popular residential location. The home benefits from a cloakroom, electric heating and an enclosed rear garden.**

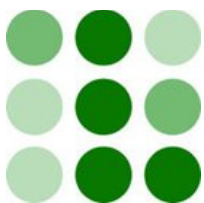
 **LACEYS  
YEOVIL LTD**



Winston Drive, Yeovil, Somerset, BA21 3BH

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14 Winston Drive, Yeovil, Somerset, BA21 3BH



- A Three Bedroom Semi-Detached Family Home
- Updating Required
- Popular Residential Location
- Close To Local Amenities
- Two Reception Rooms
- Enclosed Rear Garden
- Cloakroom
- Partial Double Glazing
- No Onward Chain



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 double opening doors to the Entrance Lobby - Glazed door to the Entrance Hall.

#### **Entrance Hall**

Wall mounted night storage heater. Built in understairs cupboard. Phone point. Double glazed window, side aspect. Stairs up to the landing. Doors to lounge, dining room & kitchen.

#### **Lounge 3.51 m x 3.48 m (11'6" x 11'5")**

Built in open fireplace with tiled hearth, surround & mantle. Secondary glazed window, front aspect.

#### **Dining Room 3.51 m x 3.51 m (11'6" x 11'6")**

Built in open fireplace with tiled hearth, surround and mantle. Phone point. TV point. Wall mounted night storage heater. Two double glazed windows, both rear aspect. Double glazed door to the rear garden.

#### **Kitchen 4.08 m x 2.13 m (13'5" x 7'0")**

Comprising inset stainless steel single drainer, single sink unit with mixer tap, tiled surround and rolltop worksurface with cupboards & drawers below. Space for cooker. Recess for washing machine, plumbing in place. Space for upright fridge/freezer. Wall mounted cupboards. Two double glazed windows, rear & side aspects. Glazed door to the side lobby.

#### **Side Lobby**

Vinyl flooring. Double glazed door to outside. Wooden door to cloakroom.

#### **Cloakroom**

Comprising low flush WC. Wall mounted wash basin. Wall mounted Heatstore electric heater. Vinyl flooring. Frosted double glazed window, side aspect.

#### **Landing**

Hatch to loft space. Double glazed window, side aspect. Doors to all bedrooms & the bathroom.

#### **Bedroom One 3.51 m x 3.48 m (11'6" x 11'5")**

Built in double fronted wardrobe with overhead storage too. Electric radiator. Secondary glazed window, front aspect.

#### **Bedroom Two 3.56 m x 3.53 m (11'8" x 11'7")**

Secondary glazed window, rear aspect.

#### **Bedroom Three 2.37 m x 2.14 m (7'9" x 7'0")**

Electric radiator. Secondary glazed window, front aspect.

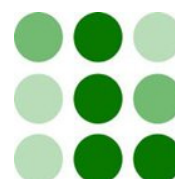
#### **Bathroom**

White suite comprising bath with a wall mounted Briston electric shower over, tiled surround. Pedestal wash basin. Low flush WC. Wall mounted electric heater. Built in airing cupboard which houses the hot water tank. Vinyl flooring. Wall mounted Dimplex heater. Frosted double glazed window, rear aspect.

#### **Outside**

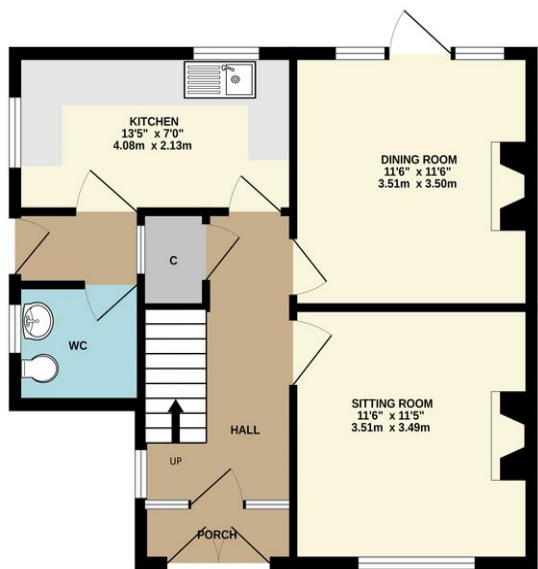
To the rear there is an enclosed garden, which also wraps around to the side, comprises several lawn sections with a good selection of mature plants, shrubs & trees in situ. Outside tap. Greenhouse. Timber garden shed. Outside light. The garden is bounded by fencing & hedging.

To the front there is a further lawn section, well stocked flowerbeds. Outside light. The garden is bounded by fencing & hedging, double opening Iron gates provide access. Path leads to the front door & to the side of the house to the rear garden.

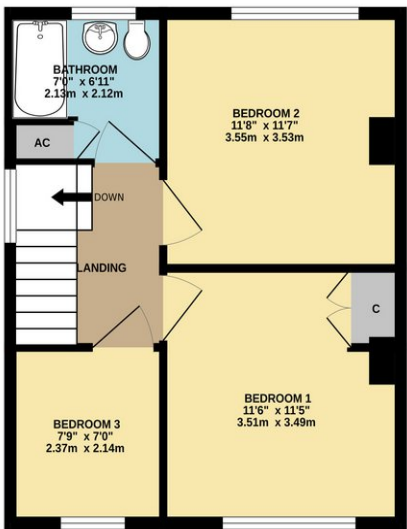


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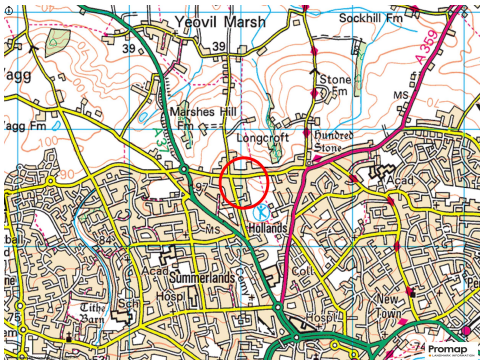
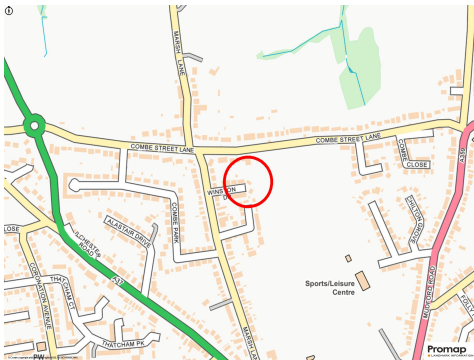
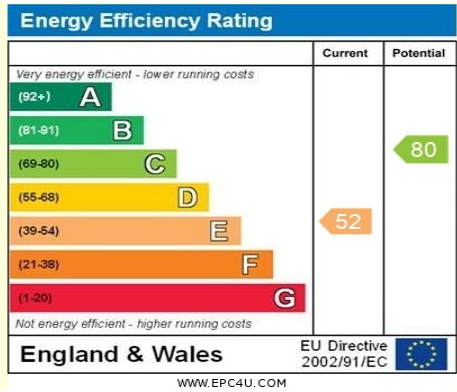
GROUND FLOOR



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* - C - There is an improvement indicator listed next to this property which therefore means the Council Tax Band may be reassessed upon sale.
- *Asking Price* - Guide Price £260,000
- *Tenure* - Freehold - This property is unregistered at Land Registry. By law this will need "First Registration" by the buyer on completion, for which there is an additional charge over and above the normal transfer charge payable to Land Registry. We also cannot rule out the possibility of additional fees being charged by your conveyancer. Please make early enquiries of your conveyancer before making a commitment to purchase.

### Part B

- *Property Type* - 3 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, on a meter.
- *Sewerage* - Mains
- *Heating* - Open Fireplace's in Lounge & Dining Room, Electric Storage Heaters where stated, Electric Radiators where stated. Hot Water tank located in the airing cupboard in the bathroom that heats the hot water.
- *Broadband* - Please refer to Ofcom website.  
<https://www.ofcom.org.uk/phonetelecomsandinternet/adviceforconsumers/advice/ofcom-checker>
- *Mobile Signal/Coverage* – Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>.
- *Parking* - On road parking subject to availability.

### 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* - Current 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%) For detailed checks please visit the 'Long Term Flood Risk' on the government website.
- *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 ) - E*

### 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 05/04/2025. 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.