



Neathem Road, Yeovil, Somerset, BA21 4SE

Guide Price £150,000

Freehold

**A three bedroom semi-detached house in need of updating throughout, set in a convenient location close to local amenities. The home benefits from gas central heating, double glazing, enclosed courtyard garden and off road parking for 2-3 vehicles. No Onward Chain.**

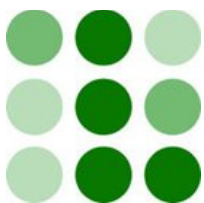
 **LACEYS  
YEOVIL LTD**



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2 Neathem Road, Yeovil, Somerset, BA21 4SE



- A Three Bedroom Semi-Detached House
- In Need Of Updating Throughout
- Convenient Location, Close To Local Amenities
- Gas Central Heating
- Double Glazed
- Courtyard Garden
- Off Road Parking For Multiple Vehicles
- 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 double glazed front door to.

#### **Entrance Hall**

Wall mounted gas heater. Stairs up to the Landing. Doors to the lounge, kitchen & ground floor bathroom.

#### **Lounge 4.90 m x 3.53 m (16'1" x 11'7")**

Built in fireplace with stone surround. Radiator. Phone point. TV point. Laminate flooring. Coved ceiling. Double glazed window, front aspect. Glazed door to the Garden Room.

#### **Kitchen 3.00 m x 2.87 m (9'10" x 9'5")**

Comprising inset stainless steel single drainer, single sink unit with tiled surround, rolltop worksurface with cupboards & drawers below. Recess for washing machine, plumbing in place. Space for cooker. Wall mounted cupboards. Built in understairs cupboard. Built in larder cupboard. Heated towel rail. Two double glazed window, side & rear aspects. Glazed door to the Garden Room.

#### **Garden Room 5.11 m x 2.03 m (16'9" x 6'8")**

Built in cupboards. Frosted UPVC double glazed door to the Courtyard Garden.

#### **Ground Floor Bathroom 2.03 m x 1.90 m (6'8" x 6'3")**

Suite comprising bath with wall mounted shower over, tiled surround. Pedestal wash basin. Low flush WC. Radiator. Tiled walls. Two double glazed windows, front & side aspects.

#### **Landing**

Hatch to loft space. Double glazed window, rear aspect. Doors to all three bedrooms.

#### **Bedroom One 4.85 m x 3.56 m (15'11" x 11'8")**

Range of built in cupboards, including overhead storage cupboards. Two radiators. Two double glazed windows, front & rear aspects.

#### **Bedroom Two 3.28 m x 2.39 m (10'9" x 7'10")**

Radiator. Built in cupboard which houses the Worcester combi boiler. Revealed floorboards. Double glazed window, front aspect.

#### **Bedroom Three 2.39 m x 2.16 m (7'10" x 7'1")**

Radiator. Revealed floorboards. double glazed window, rear aspect.

#### **Outside**

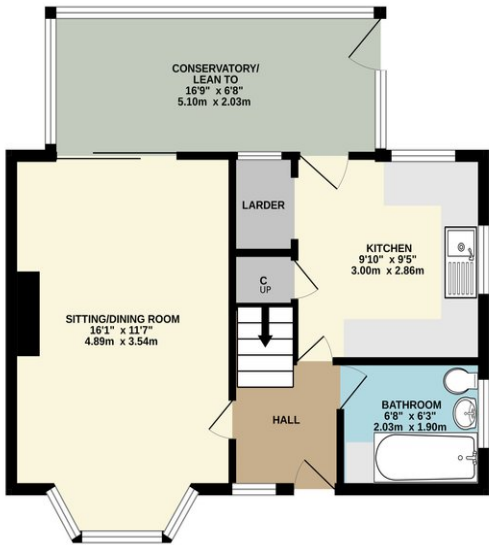
To the rear there is an enclosed courtyard garden. Bounded by fencing. Timber gate provides side access from the drive.

To the front there is a hardstanding area with flowerbeds bordering. To the side a tarmac drive provides off road parking for multiple vehicles. The front & side areas are bounded by walling, hedging & fencing. Entrance canopy above the front door. Outside light.

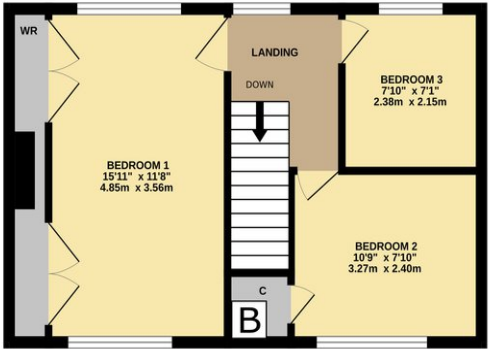


# 2 Neathem Road, Yeovil, Somerset, BA21 4SE

GROUND FLOOR  
519 sq.ft. (48.2 sq.m.) approx.

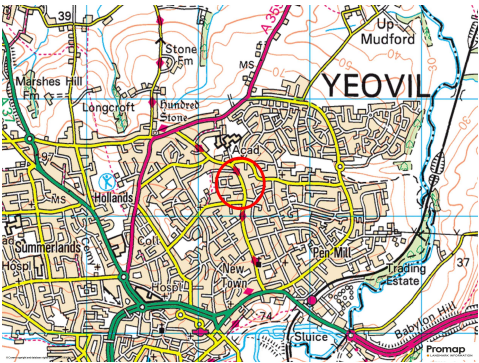
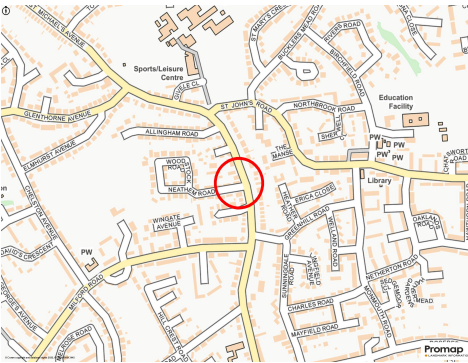
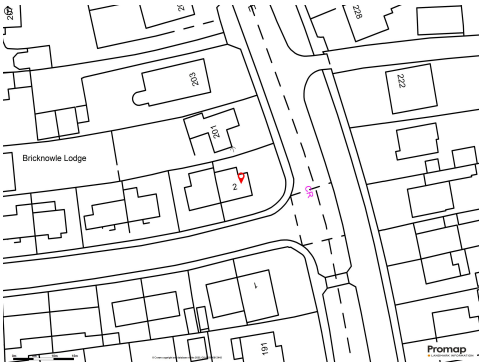
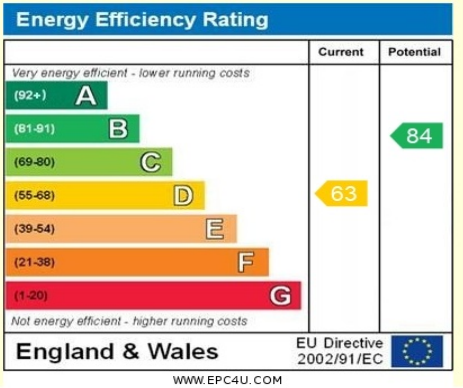


1ST FLOOR  
388 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 908 sq.ft. (84.3 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 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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**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* - B
- *Asking Price* - Guide Price £150,000
- *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
- *Sewerage* - Mains
- *Heating* - Gas Central Heating, boiler located in Bedroom Two, also heats the hot water.
- *Broadband* - Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advicefor-consumers/advice/ofcom-checker>.
- *Mobile Signal/Coverage* - Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>.
- *Parking* - 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%). 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)* - D

## 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 TBC. 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.