



Goldcroft, Yeovil, Somerset, BA21 4DA.

Guide Price £280,000

Freehold

**A well proportioned three bedroom, two reception room semi-detached family home set in this convenient residential location, close to local amenities. The home benefits from gas central heating, double glazing, utility area, enclosed side & rear gardens areas, garage and off road parking for 2-3 vehicles.**

 **LACEYS  
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171 Goldcroft, Yeovil, Somerset, BA21 4DA



- A Well Proportioned Three Bedroom Semi-Detached Family Home
- Two Reception Rooms
- Convenient Location, Close To Local Amenities
- Gas Central Heating
- UPVC Double Glazing
- Enclosed Side & Rear Gardens
- Garage
- Off Road Parking For 2-3 Vehicles



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 the Entrance Hall.

### Entrance Hall

Good sized built in cupboard with radiator in situ. Understairs cupboard. Phone point. Radiator. UPVC double glazed window, side aspect. Stairs up to the landing. Doors to the lounge, sitting room & kitchen.

### Sitting Room 4.04 m x 3.28 m (13'3" x 10'9")

Built in open fireplace with paved hearth, stone surround. Radiator. Coved ceiling. UPVC double glazed window, front aspect.

### Lounge 4.27 m x 3.59 m (14'0" x 11'9")

Built in open fireplace with brick hearth and surround. TV point. Radiator. Coved ceiling. Serving hatch to the kitchen. Throughway to dining area.

### Dining Area 3.33 m x 2.16 m (10'11" x 7'1")

Coved ceiling. UPVC double glazed sliding patio doors to the rear garden.

### Kitchen 3.58 m x 2.01 m (11'9" x 6'7")

Comprising stainless steel single drainer, single sink unit. Wooden rolltop worksurface with cupboards & shelving below. Space for range (Current range cooker to be included). Laminate flooring. Trail of spotlights. UPVC double glazed window, side aspect. Throughway to the utility area.

### Utility Area 2.64 m x 2.16 m (8'8" x 7'1")

Space & plumbing for washing machine & dishwasher. Space for upright fridge/freezer. Radiator. Cork tile flooring. Frosted UPVC double glazed door to the side garden.

### Landing

Built in airing cupboard which houses the Vaillant combi boiler. Further built in storage cupboard. Hatch to loft space, part boarded. Doors to all bedrooms, bathroom & separate WC.

### Bedroom One 3.33 m x 3.33 m (10'11" x 10'11")

Radiator. UPVC double glazed window, front aspect.

### Bedroom Two 3.61 m x 3.30 m (11'10" x 10'10")

Radiator. UPVC double glazed window, rear aspect.

### Bedroom Three 3.07 m x 2.67 m (10'1" x 8'9")

Radiator. UPVC double glazed window, rear aspect.

### Bathroom

Suite comprising bath with mixer tap shower attachment in place, tiled surround. Pedestal wash basin. Wall mounted electric heater. Frosted UPVC double glazed window, side aspect.

### Separate WC

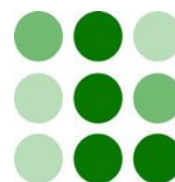
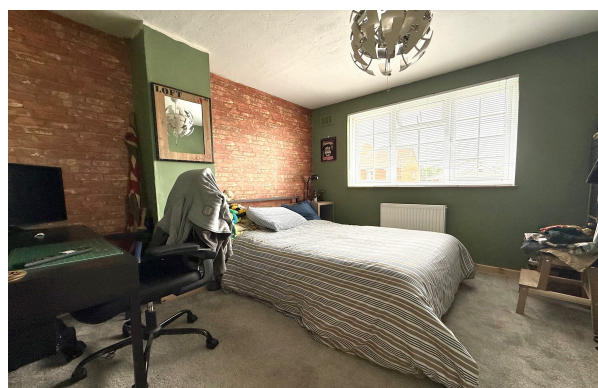
Low flush WC. Radiator. Vinyl flooring. Frosted UPVC double glazed window, side aspect.

### Outside

To the rear there is a lawn section, well stocked flower borders in place, good range of plants & shrubs, this area is bounded by fencing.

To the side there is a further lawn area, again well stocked with plants & shrubs, a concrete drive provides access to the larger than average Garage/Workshop - Up & Over door, power & lighting in situ. The drive also provides parking for 2-3 vehicles. The side garden is bounded by fencing & shrubs. Electric charging point. Outside light. Timber gate to the front of the house.

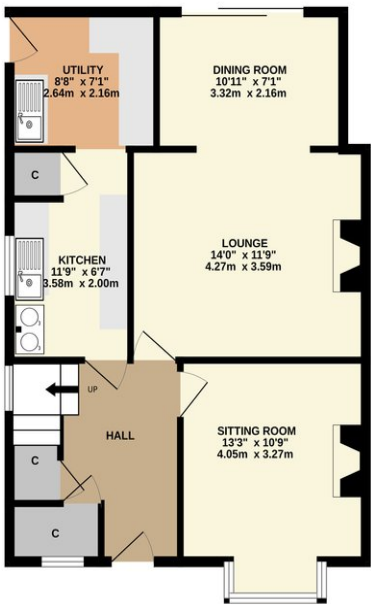
To the front there are two further lawn sections with mature borders in place. The front garden is bounded by walling & hedging with an Iron gate providing access to a path & steps that lead up to the front door. Outside light.



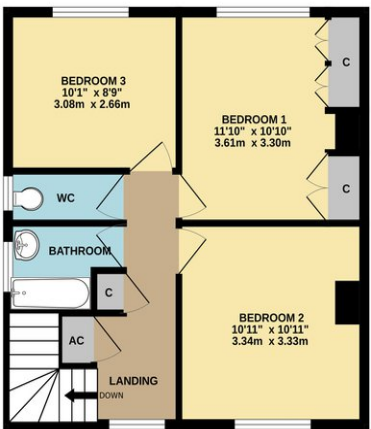


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GROUND FLOOR  
626 sq.ft. (58.2 sq.m.) approx.

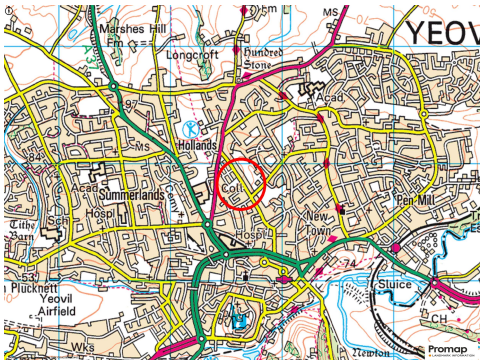
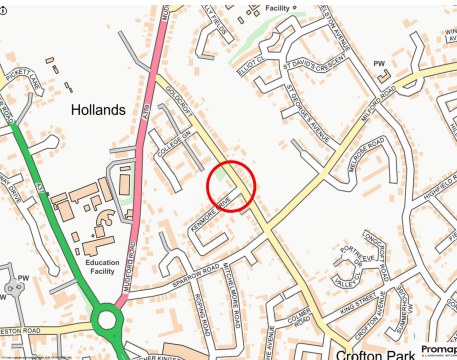
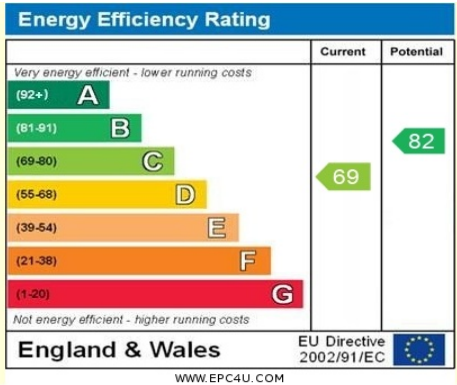


1ST FLOOR  
472 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA : 1099 sq.ft. (102.1 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 - C*
- *Asking Price - Guide Price £280,000*
- *Tenure - Freehold*

### 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 - Gas Central Heating, Vaillant combi boiler located in the airing cupboard on the Landing, which also heats the hot water.*
- *Broadband - Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>.*
- *Mobile Signal/Coverage – Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>.*
- *Parking - Garage & Off road parking via driveway.*

### 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. Restrictions/Obligations include; No caravan or house on wheels brought on to or to remain on the property. No trade or business. \*More covenants in place refer to 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 - For detailed checks please visit the 'Long Term Flood Risk' on the government website. 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 19/05/2025. 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.