



Netherton Road, Yeovil, Somerset, BA21 5NX

Asking Price £170,000

Freehold

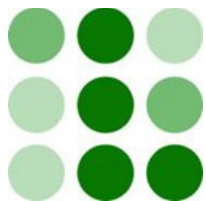
A well proportioned three bedroom end of terrace home that is requiring some updating throughout. The home does benefit from UPVC double glazing and an enclosed garden. The property offers a good opportunity for First Time Buyers/Investors.

 **LACEYS
YEOVIL LTD**



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1 Netherton Road, Yeovil, Somerset, BA21 5NX



- A Well Proportioned Three Bedroom End Of Terrace Home
- Updating Required Throughout
- Convenient Position Close To Local Amenities
- UPVC Double Glazing
- Enclosed Side Garden
- Further Front & Side Garden Areas
- Utility Room
- Good Opportunity For First Time Buyer(s) or Investor(s)
- 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

UPVC double glazed sliding door to Entrance Lobby, door to the Entrance Hall.

Entrance Hall

Phone point. Stairs to Landing. Doors to Lounge & Kitchen.

Lounge 5.28 m x 3.99 m (17'4" x 13'1")

Built in gas fire with tiled hearth & surround. TV point. Phone point. Built in understairs storage cupboard. Two UPVC double glazed windows, front & side aspects.

Kitchen 3.63 m x 3.00 m (11'11" x 9'10")

Comprising inset single drainer, 1 1/2 bowl sink unit with mixer tap, tiled surround and rolltop worksurface with cupboards & drawers below. Recess for cooker. Recess for washing machine, plumbing in place. Space for under counter fridge/freezer. Wall mounted cupboards. Vinyl flooring. Two UPVC double glazed windows front & side aspects. Door to Utility Area.

Utility Area 2.31 m x 1.63 m (7'7" x 5'4")

Vinyl flooring. UPVC double glazed window, side aspect, Frosted UPVC double glazed door to the enclosed side garden.

Landing

Hatch to loft space. Doors to all bedrooms, bathroom & separate WC.

Bedroom One 3.97 m x 3.06 m (13'0" x 10'0")

Built in airing cupboard which houses the hot water tank. UPVC double glazed window, front aspect.

Bedroom Two 3.02 m x 2.92 m (9'11" x 9'7")

Built in cupboard. UPVC double glazed window, front aspect.

Bedroom Three 3.07 m x 2.11 m (10'1" x 6'11")

UPVC double glazed window, side aspect.

Bathroom 2.08 m x 1.45 m (6'10" x 4'9")

Comprising bath with tiled surround. Vanity sink unit. Frosted UPVC double glazed window, side aspect.

Separate WC

Comprising low flush WC. Frosted UPVC double glazed window, side aspect.

Outside

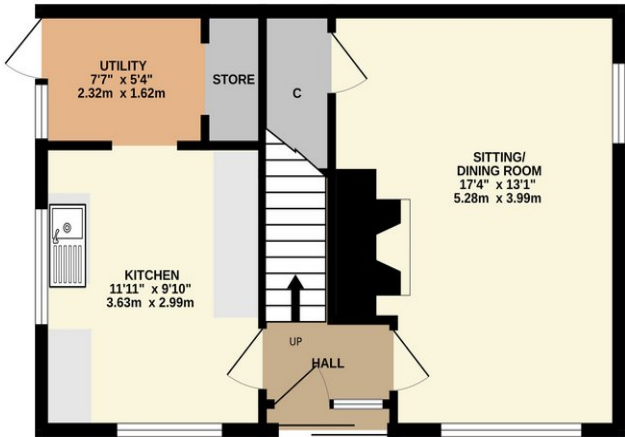
To the side there is an enclosed garden area, bounded by fencing & walling, Iron gate provides access.

To the front & side there are lawn sections with various mature plants & shrubs in situ. Path leads to the front door.

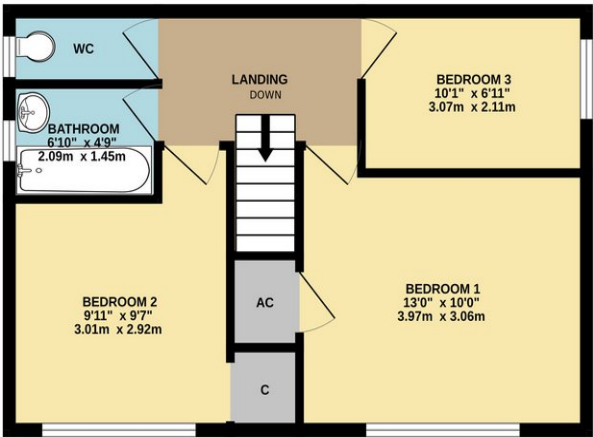


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GROUND FLOOR
437 sq.ft. (40.6 sq.m.) approx.

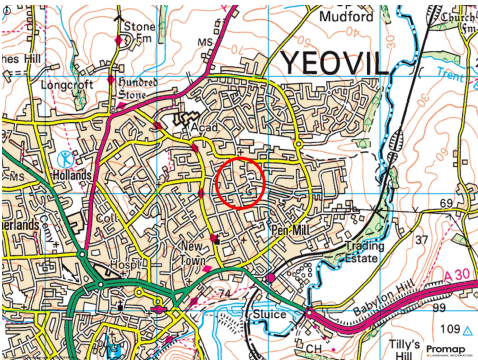
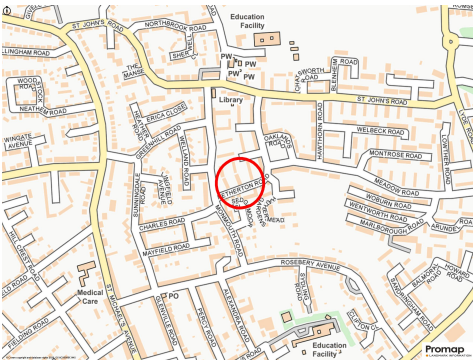
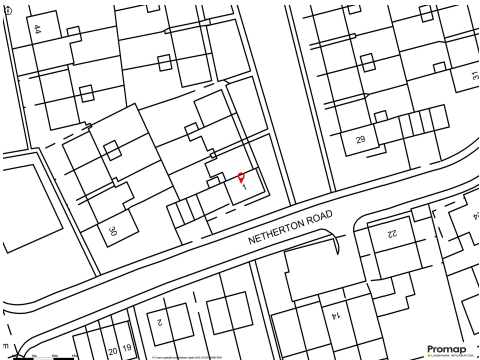
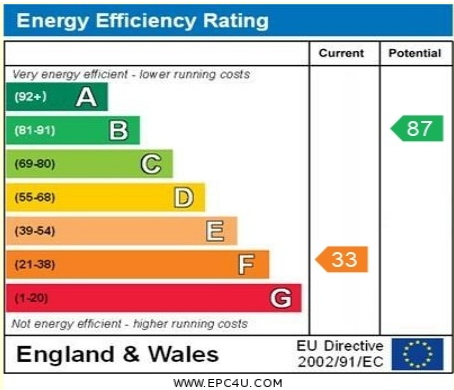


1ST FLOOR
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 891 sq.ft. (82.8 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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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* - Asking Price £170,000
- *Tenure* - Freehold
- Stamp Duty Land Tax (SDLT) - may be payable to HMRC in addition to the purchase price, depending on the purchaser's circumstances – please visit HMRC's SDLT Calculator <https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax>
- Other Fees/Disbursements payable - Conveyancers will charge legal fees together with other costs, which could include fees for Land Registration, Telegraphic Transfer, Anti-Money Laundering, various Searches, completion of SDLT return, and lenders' transaction fees (non-exhaustive list) – please seek confirmation from your Conveyancer prior to a commitment to purchase

Part B

- *Property Type* - 3 Bedroom End Of Terraced 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, not on a meter.
- *Sewerage* - Mains
- *Heating* - Gas Fire in the Lounge.
- *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* - 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. Restricted Covenants include; Not to use the premises other than as a private dwellinghouse. No trade or business. Not to station or cause or permit or suffer the stationing on the premises of any caravan, tent or other mobile dwelling intended for human habitation. · 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 - 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) - F

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 04/06/2025. 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.