



Vincent Place, Yeovil, Somerset, BA20 1JA

Guide Price £165,000

Freehold

This centrally located end of terrace house is well positioned for everything that the town has to offer and is available for sale with no forward chain. As you enter the property you are greeted with an entrance hallway which provides access to the two reception rooms and stairs lead to the first floor landing. To the rear there is a kitchen and porch whilst on the first floor there are two good size bedrooms and the family bathroom. The rear courtyard style garden has been designed with ease of maintenance in mind whilst locally there is on street permit parking available.

 **LACEYS**  
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15 Vincent Place, Yeovil, Somerset, BA20 1JA



- Mature End of Terrace House
- Central Location
- No Forward Chain
- Two Reception Rooms
- Two Double Bedrooms
- First Floor Family Bathroom
- Rear Garden

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 425115**.

The **ACCOMMODATION** comprises:

#### **Entrance Hallway**

As you enter the property you are greeted with an entrance hallway which has doors opening to both reception rooms and stairs which lead to the first floor landing. There is a wall mounted electric heater and an enclosed ceiling lamp.

#### **Dining Room 3.29 m x 3.14 m (10'10" x 10'4")**

A double glazed bay window overlooks the front of the property and there is an open fireplace with tiled surround and hearth providing a nice focal feature to the room with an electric wall mounted heater alongside and there is a decorative ceiling lamp.

#### **Sitting Room 3.76 m x 3.42 m (12'4" x 11'3")**

An open fire with attractive surround and hearth provides a nice focal feature to the room. A double glazed window overlooks the rear garden. There is an under stairs cupboard and a decorative light fitting. A door opens to the kitchen.

#### **Kitchen 3.42 m x 2.32 m (11'3" x 7'7")**

Fitted with a good selection of wall and base units with drawers and work surfaces above. The gas cooker and fridge/freezer will remain and the stainless steel sink with mixer tap is conveniently situated under the side facing double glazed window. There is a strip light and a part glazed door opening to the rear porch.

#### **Porch**

A useful space perfect for kicking off shoes. A door opens to the rear garden.

#### **First Floor Landing**

Doors open to both bedrooms and the family bathroom. There is access to the loft and an enclosed ceiling lamp.

#### **Bedroom One 4.29 m x 3.19 m (14'1" x 10'6")**

This spacious double room has two double glazed windows overlooking the front of the property. There are extensive fitted wardrobes, drawers and cupboard units, an electric wall mounted heater and an enclosed ceiling lamp.

#### **Bedroom Two 3.79 m x 2.55 m (12'5" x 8'4")**

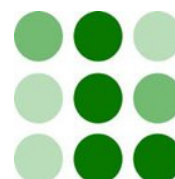
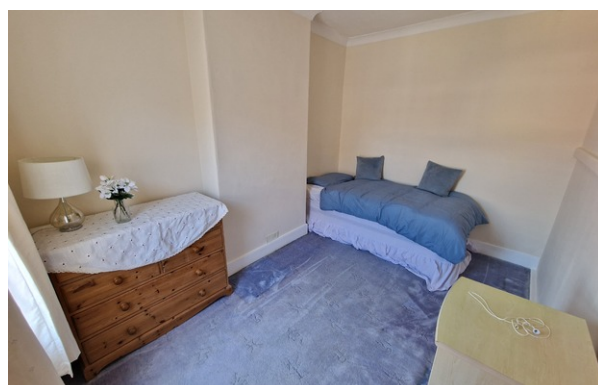
A smaller double room with a double glazed window overlooking the rear garden and an enclosed ceiling lamp.

#### **Bathroom**

Fitted with a panel enclosed bath, a pedestal wash basin and a low level WC. An obscured double glazed window faces the rear. There is a heated towel rail, an enclosed ceiling lamp and an airing cupboard housing the hot water cylinder.

#### **Outside**

The property sits nicely back from the road behind a brick wall and a small hardstanding area perfect for displaying pots whilst to the rear the garden is mainly laid to patio with gated access to the front and a substantial shed and an outside tap.

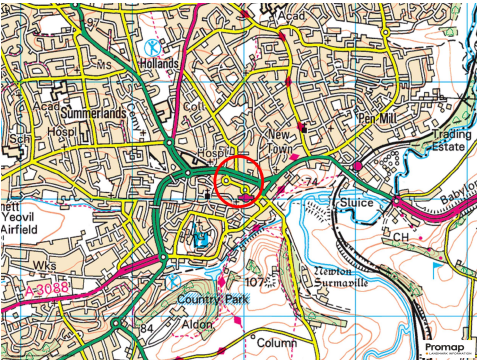
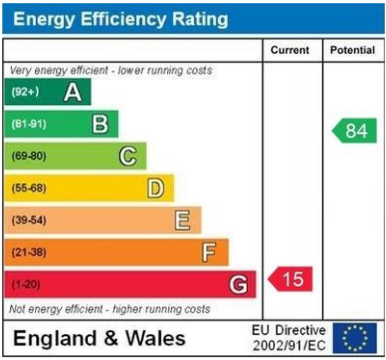




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TOTAL FLOOR AREA: 850 sq.ft. (79.0 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any errors or omissions. This plan is for illustrative purposes only and should not be relied on for 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 applicable in all circumstances****Material Information**

In compliance with the Digital Markets, Competition and Consumers Act 2024

Material Information applicable in all circumstances

- Council Tax Band - A
- Asking Price - Guide Price £165,000
- 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

**Material Information to assist making informed decisions**

- Property Type - End Of Terrace 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 - Electric Heaters & Open Fires x 2
- 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 - On Street Permit Parking

**Material Information that may or may not apply**

- 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.

We are not aware of any significant restrictions however we'd recommend you review the Title/deeds of the property with your solicitor.

**Material Information that may or may not apply continued**

- 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.
- Current Flood Risk - According to the Environment Agency's website the property is at Very Low Risk of River, Sea and Surface Water Flooding. 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) -G

**Other Disclosures**

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.

**Other Disclosures Continued**

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 19/06/25. 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.