

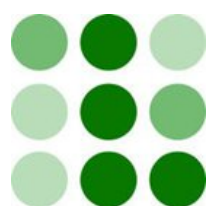


Fairmead Road, Yeovil, Somerset, BA21 5SQ

Guide Price £310,000

Freehold

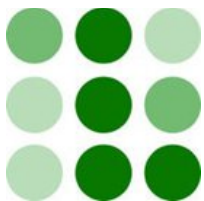
This four bedroom detached family home is situated in a tucked away position on the East side of Yeovil and offers accommodation including an entrance hallway, sitting/dining room, fitted kitchen and ground floor cloakroom whilst on the first floor there are two double bedrooms, two single bedrooms and the family bathroom. There are attractive front and rear gardens and a garage with parking in front.

 **LACEYS
YEOVIL LTD**



12-14 Hendford, Yeovil, Somerset, BA20 1TE

Tel: 01935 425115 Email: info@laceysyeovil.co.uk



37 Fairmead Road, Yeovil, Somerset, BA21 5SQ



- Detached Family Home
- Four Bedrooms
- Attractive Front & Rear Gardens
- Fitted Kitchen
- Ground Floor Cloakroom
- First Floor Bathroom Offering Bath & Shower.

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

Upon entering the property you are greeted with an entrance hallway which has a door to the front garden with a side light window alongside. Stairs lead to the first floor and doors open to the sitting/dining room, kitchen and cloakroom. There is an enclosed ceiling lamp and a radiator.

Sitting/Dining Room 8.35 m x 4.24 m (27'5" x 13'11")

A spacious twin aspect room with a large double glazed window overlooking the front of the property and sliding double glazed doors opening to the rear garden. There is a gas fire and a radiator.

Kitchen 3.13 m x 3.10 m (10'3" x 10'2")

Fitted with a good selection of wall, base and pan drawer units with wood effect work surfaces above. There is a built in electric double oven, inset gas hob with extractor hood above, integrated fridge/freezer and space is available for a washing machine. The boiler is neatly concealed in one of the units and the inset stainless steel sink is conveniently situated under the rear facing double glazed window. There is track spot lighting and a door which opens to the garden.

Cloakroom

Fitted with a low level WC and a wall hung wash basin with tiled splash back. An obscured double glazed window faces the side and there is an enclosed ceiling lamp.

First Floor Landing

A double glazed window faces the side of the property and doors open to all four bedrooms and the family bathroom. Access is available to the loft and there is a ceiling light point.

Bedroom One 3.74 m x 3.10 m (12'3" x 10'2")

A good size double bedroom with a large double glazed window overlooking the front of the property. There is a radiator and a ceiling light point.

Bedroom Two 4.28 m x 2.85 m (14'1" x 9'4")

A further double bedroom with a radiator and a ceiling light point. A double glazed window overlooks the rear garden.

Bedroom Three 3.06 m x 2.44 m (10'0" x 8'0")

A sensible size single room with a double glazed window overlooking the front garden, a radiator and a ceiling light point. There is a useful fitted cupboard.

Bedroom Four 2.87 m x 2.18 m (9'5" x 7'2")

A double glazed window overlooks the side of the property. There is a radiator and a ceiling light point.

Family Bathroom

Well equipped offering both a shower and bath. There is a low level WC and a pedestal wash basin. An obscured double glazed window faces the rear. There is a heated towel rail and an extractor fan.

Outside

The property is situated away from the road and access is gained via a pathway. There is an enclosed garden to the front with a central pathway offering areas of lawn and planted with mature shrubs and trees. The rear garden offers plenty of variety and interest with a generous patio area, well stocked beds filled with bushes, raised bed and an area of lawn. There is also a greenhouse which will remain.

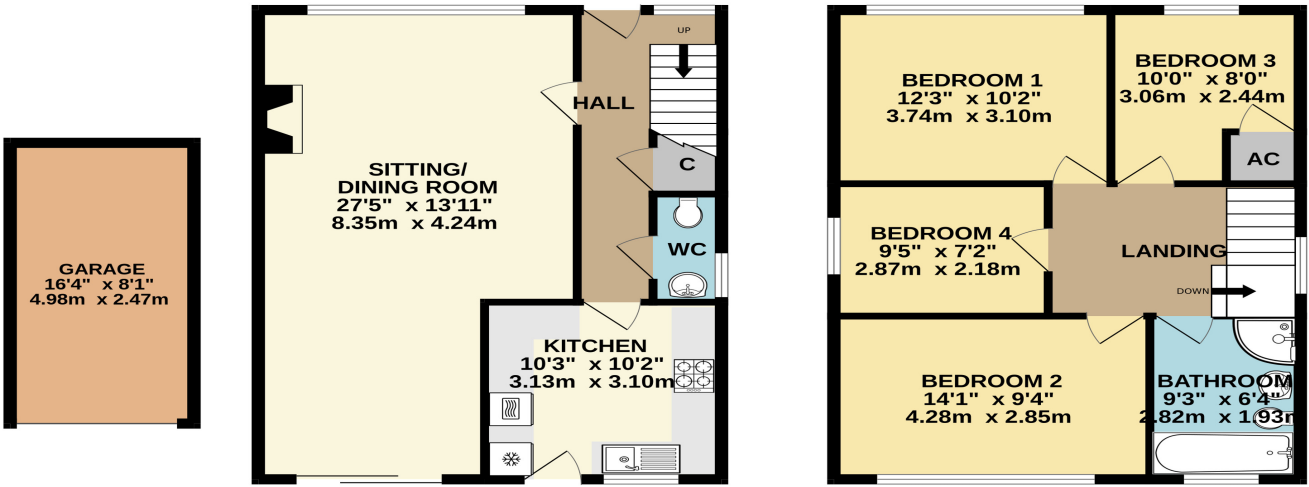
Garage

With up and over door with parking in front.

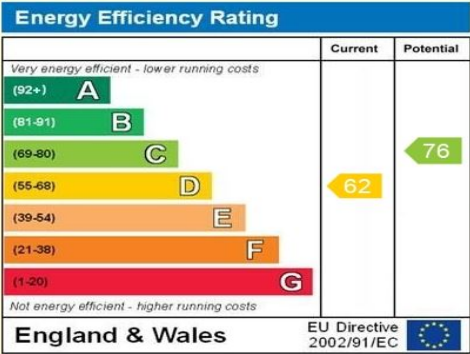


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1243 sq.ft. (115.5 sq.m.) approx.



TOTAL FLOOR AREA : 1243 sq.ft. (115.5 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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Please Note

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Material Information

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

Material Information applicable in all circumstances

- Council Tax Band - D
- Asking Price - Guide Price 310,000
- 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 -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 (metered)
- Sewerage -Mains
- Heating - Gas central heating.
- 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 - Garage & Parking in front.

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.
- Restrictions - Not to use the transferred property at any time for any purpose other than that of a single private dwelling house and so that no trade business or manufacture whatsoever shall be carried on save that the profession of a dental surgeon or registered medical practitioner or solicitor or like profession may be carried on.

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) -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 13/06/2025. 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.