



St. Andrews Road, Yeovil, Somerset, BA20 2DF

Guide Price £230,000

Freehold

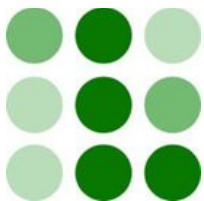
A well proportioned three bedroom semi-detached house set in this convenient location close to local amenities. The home benefits from gas central heating, double glazing, downstairs WC, conservatory, enclosed rear garden and off road parking. No Onward Chains.

 **LACEYS
YEOVIL LTD**



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13 St. Andrews Road, Yeovil, Somerset, BA20 2DF



- A Well Proportioned Three Bedroom Semi-Detached House
- Convenient Location, Close To Local Amenities
- Gas Central Heating
- UPVC Double Glazing
- Conservatory
- Downstairs WC
- Enclosed Rear Garden
- Off Road Parking
- 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 UPVC double glazed front door to Entrance Hall.

Entrance Hall

Built in understairs cupboard. Laminate flooring. Stairs to Landing. Doors to Lounge & Kitchen.

Lounge 5.50 m x 3.36 m (18'1" x 11'0")

Built in open fireplace. TV point. Phone point. Radiator. Coved ceiling. Revealed floorboards. UPVC double glazed window, front aspect. UPVC double glazed, double opening doors to the conservatory.

Kitchen 2.87 m x 2.77 m (9'5" x 9'1")

Comprising inset stainless steel single drainer, 1 1/2 bowl sink unit with mixer tap, tiled surround and rolltop worksurface with cupboards & drawers below. Built in oven & hob, extractor hood above. Recess for washing machine, plumbing in place. Recess for undercounter fridge. Wall mounted cupboards. Radiator. Laminate flooring. Coved ceiling. Trail of spotlights. UPVC double glazed window, side aspect. Door to Inner Lobby.

Inner Lobby

Built in storage cupboard. Tiled floor. Door to Downstairs WC. Door to the Conservatory.

Downstairs WC

Comprising low flush WC. Wall mounted Glowworm combi boiler. Tiled floor.

Conservatory 5.46 m x 2.90 m (17'11" x 9'6")

Radiator. Tiled floor. UPVC double glazed, double opening doors to the rear garden.

Landing

Radiator. Hatch to loft space. UPVC double glazed window, front aspect. Doors to all Bedrooms & the Shower Room.

Bedroom One 3.43 m x 2.87 m (11'3" x 9'5")

Radiator. Picture rail. UPVC double glazed window, rear aspect.

Bedroom Two 2.67 m x 2.62 m (8'9" x 8'7")

Radiator. Built in cupboard. Picture rail. UPVC double glazed window, front aspect.

Bedroom Three 2.84 m x 1.96 m (9'4" x 6'5")

Radiator. Picture rail. UPVC double glazed window, rear aspect.

Shower Room 1.80 m x 1.70 m (5'11" x 5'7")

Comprising corner shower cubicle with wall mounted Mira Sport electric shower in situ, tiled surround. Vanity sink unit. Low flush WC. Heated towel rail. Vinyl flooring. Frosted UPVC double glazed window, side aspect.

Outside

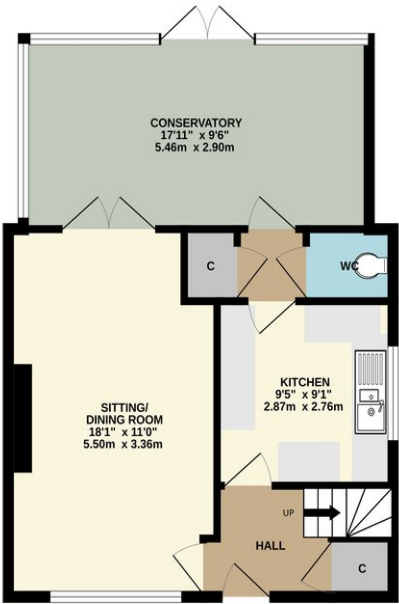
To the rear there is an enclosed garden comprising of a paved patio area. Outside light. Timber garden shed. Garden pond. Lawn section with a selection of mature plants, trees & shrubs in situ. To the far end there is a further storage shed, also an enclosed area with a Greenhouse in situ. The garden is bounded by fencing, timber gate provides side access from the front of the house.

To the front there is a gravelled area which provides off road parking for a couple of vehicles. Concrete path to the front door.

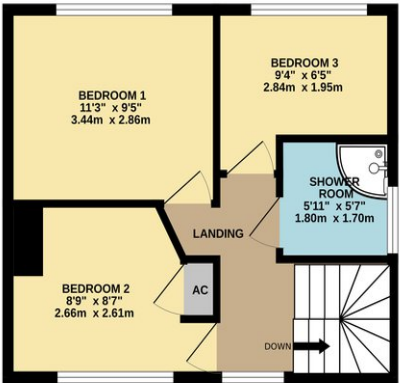


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GROUND FLOOR
538 sq.ft. (50.0 sq.m.) approx.

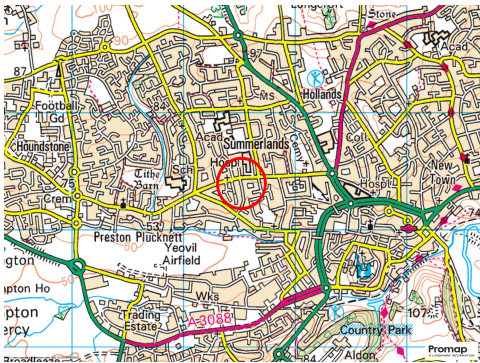
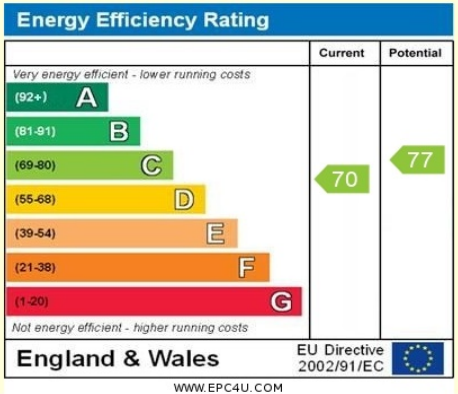


1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA: 904 sq.ft. (84.0 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

Material Information in compliance with the Digital Markets, Competition and Consumers Act 2024.

Material Information applicable in all circumstances

- *Council Tax Band* - B
- *Asking Price* - Guide Price £230,000
- *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.gove.uk/calculate-stamp-duty-land-tax>
- *Other fees/Disbursements payable* - Conveyancer's 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 lender's 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* - 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, Glowworm combi boiler located in the Downstairs WC which also heats the hot water.
- *Broadband* - Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/adviceforconsumers/advice/ofcom-checker>.
- *Mobile Signal/Coverage* - Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>
- *Parking* - Driveway

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* - We'd recommend you review the Title/deeds of the property with your solicitor. Restricted Covenants include; Property only to be used as a Private Dwellinghouse. No trade or business. No stationing on the property of any caravan, tent or any other mobile dwelling. *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) - 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 26/06/2025. 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.