



West Street, Yeovil, Somerset, BA20 2BA

Guide Price £220,000

Freehold

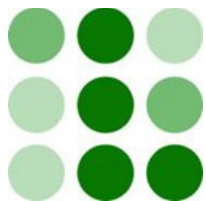
A well proportioned three bedroom, two reception room terraced family home set in this convenient location close to local amenities, offering original character features. The home benefits from gas central heating, additional ground floor WC, original features including open fireplaces and a nice sized enclosed rear garden.

 **LACEYS**
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38 West Street, Yeovil, Somerset, BA20 2BA



- A Well Proportioned Three Bedroom Terraced Family Home
- Two Reception Rooms
- Original Features
- Convenient Location Close To Local Amenities
- Gas Central Heating
- Cloakroom
- Enclosed Rear Garden
- 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 double glazed front door to the Entrance Hall.

Entrance Hall

Original tiled floor. Radiator. Coved ceiling. Stairs up to the landing. Throughway to the Dining Room.

Lounge 3.58 m x 3.53 m (11'9" x 11'7")

Built in open fireplace with wooden surround and mantle. Radiator. TV point. Raised skirting. Picture rail. Coved ceiling. Revealed floorboards. Raised skirting. Ceiling rose. Sash bay window, front aspect. Throughway to the Dining Room.

Dining Room 4.60 m x 3.61 m (15'1" x 11'10")

Built in open fireplace with wooden outer & mantle. Radiator. TV point. Revealed floorboards. Built in cupboard. Picture rail. Coved ceiling. Ceiling rose. Raised skirting. Sash window, rear aspect. Door to Cloakroom. Door to the Kitchen.

Cloakroom

Comprising low flush WC. Pedestal wash basin. Extractor fan. Vinyl flooring.

Kitchen 4.93 m x 2.69 m (16'2" x 8'10")

Well fitted kitchen comprising inset stainless steel single drainer, 1 1/2 bowl sink unit with mixer tap, tiled surround, rolltop worksurface with a good range of cupboards & drawers below. Integrated appliances include, dishwasher, washing machine, fridge & freezer. Recess for Range (to be included), extractor hood above. Wall mounted cupboards. Wall mounted Baxi combi boiler. Two trails of spotlights. Tiled floor. Radiator. Sash window, rear aspect. Double glazed, double opening doors to the rear garden.

Landing

Hatch to loft space. Built in cupboard. Coved ceiling. Doors to all Bedrooms & the Bathroom.

Bedroom One 4.63 m x 3.05 m (15'2" x 10'0")

Built in ornamental fireplace. Radiator. Picture rail. Revealed floorboards. Coved ceiling. Raised skirting. TV point. Two sash windows, both front aspect.

Bedroom Two 3.61 m x 2.82 m (11'10" x 9'3")

Built in ornamental fireplace. Radiator. TV point. Picture rail. Raised skirting. Coved ceiling. Sash window, rear aspect.

Bedroom Three 2.69 m x 2.26 m (8'10" x 7'5")

Radiator. Coved ceiling. Sash window, rear aspect.

Bathroom

White suite comprising bath with wall mounted shower over, panelled surround. Pedestal wash basin. Low flush WC. Radiator. Extractor fan. Vinyl flooring. Frosted Sash window, side aspect.

Outside

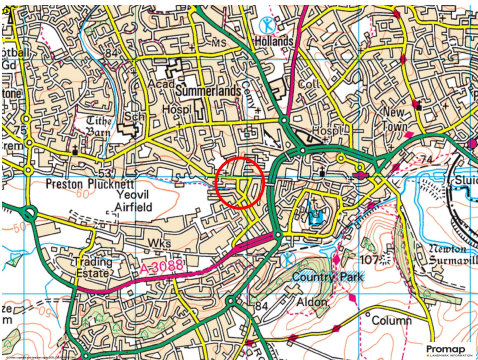
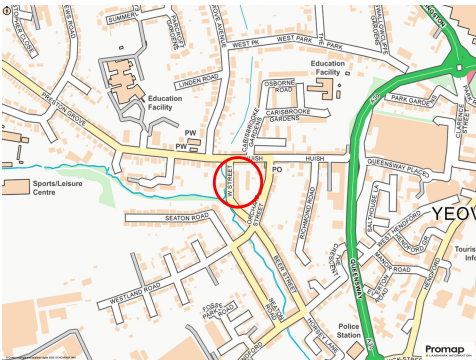
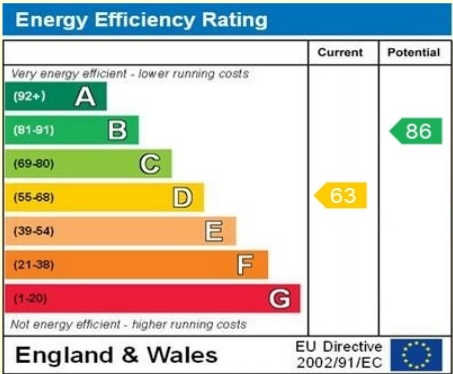
Lower section comprises a paved patio area, steps up to the main lawn area, mature shrubs in situ including fruit trees. The garden enjoys a good degree of privacy and is bounded by walling, fencing & hedging.

To the front there is a gravelled garden area which is bounded by walling. Path and steps up to the front door.





Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 £220,000
- *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 change 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 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, on a meter.
- *Sewerage* - Mains
- *Heating* - Gas Central Heating, Baxi combi boiler located in the kitchen that 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* - Permit subject to availability.

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. We are aware there is an "Article 4 Direction" (A4D). This is a planning law mechanism that allows a local council to remove certain permitted development rights for a specific area or property. This means that developments which would normally be permitted without needing planning permission, such as minor alterations or changes of use, now require a planning application and permission from the council.
- *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) - 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 27/06/2025. However, such information could change after compilation of the data, so Lacey's cannot be held liable for any changes post compilation or any accidental errors or omissions. Furthermore, Lacey's 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.