



Stratford Road, Yeovil, Somerset, BA21 3AJ

Guide Price £325,000

Freehold

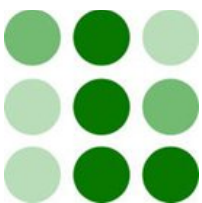
A well proportioned three bedroom, two reception room detached family home set in a tucked away position, the home requires some updating. The home benefits from gas central heating, double glazing, cloakroom, garden room, enclosed rear garden, garage and off road parking.

 **LACEYS
YEOVIL LTD**



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4 Stratford Road, Yeovil, Somerset, BA21 3AJ



- A Well Proportioned Three Bedroom Detached Family Home
- Two Reception Rooms
- Tucked Away Position, Close To Local Amenities
- Conservatory
- Some Updating Required
- Gas Central Heating
- Double Glazing
- Enclosed Rear Garden
- Garage & Driveway 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

Radiator. Stairs to Landing. Frosted UPVC double glazed window, front aspect. Sliding door to the Cloakroom. Glazed door to the Lounge. Wooden door to the Garage.

Cloakroom

Comprising low flush WC. Wall mounted wash basin. Radiator. Frosted UPVC double glazed window, side aspect.

Lounge 4.06 m x 3.94 m (13'4" x 12'11")

Built in gas fire with back boiler in situ, tiled hearth, wooden mantle. Two radiators. Coved ceiling. TV point. Double glazed window, front aspect. Glazed double opening doors to the Dining Room.

Dining Room 3.91 m x 3.30 m (12'10" x 10'10")

Radiator. TV point. Coved ceiling. Double glazed sliding doors to the Conservatory. Glazed door to the Kitchen.

Conservatory 3.99 m x 2.31 m (13'1" x 7'7")

Glazed door to the rear garden.

Kitchen 3.73 m x 2.36 m (12'3" x 7'9")

Comprising inset single drainer, 1 1/2 bowl sink unit with mixer tap, tiled surround and rolltop worksurface with cupboards & drawers below. Built in oven & hob. Recess for washing machine, plumbing in place. Recess for upright fridge/freezer & a tall storage cupboard. Wall mounted cupboards. Radiator. Vinyl flooring. Coved ceiling. Two double glazed windows, both rear aspects.

Landing

Built in airing cupboard which also houses the hot water tank. Hatch to loft space. Doors to all Bedrooms, Bathroom & Separate WC.

Bedroom One 3.91 m x 3.28 m (12'10" x 10'9")

Built in double fronted wardrobe. Radiator. Built in eaves storage space. Coved ceiling. Double glazed window, front aspect.

Bedroom Two 3.89 m x 3.28 m (12'9" x 10'9")

Two sets of built in double fronted wardrobes. Radiator. UPVC double glazed window, rear aspect.

Bedroom Three 3.61 m x 2.77 m (11'10" x 9'1")

Two built in double fronted wardrobes. Radiator. Coved ceiling. Built in eaves storage space. Double glazed window, front aspect.

Bathroom

Suite comprising bath with tiled surround. Built in shower cubicle with wall mounted shower, tiled surround. Pedestal wash basin. Radiator. Vinyl flooring. Frosted double glazed window, rear aspect.

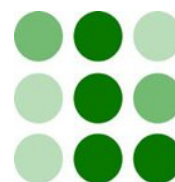
Separate WC

Comprising low flush WC. Vanity sink unit. Wall mounted cupboards. Vinyl flooring. Frosted double glazed window, rear aspect.

Outside

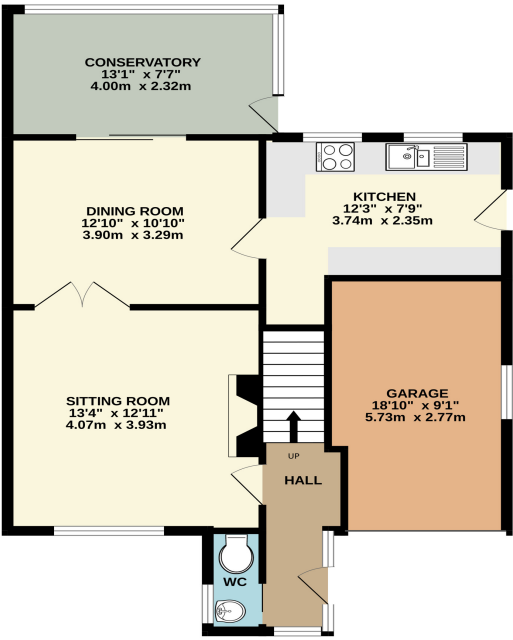
To the rear there is a nice sized enclosed rear garden, that comprises lawn areas, well stocked with mature shrubs/plants, rockery area, cultivated section, Greenhouse, Stone built storage shed, outside taps, outside light. The garden is bounded by fencing, pathway to the side of the house that provides access from the front.

To the front there is a lawn area again well stocked with plants/shrubs. Concrete drive provides off road parking for multiple vehicles and access to the Garage 18'10" (5.73m) x 9'1" (2.77m) - Up & Over door, power & lightning in place. Outside lights. Canopy area above the front door. The front garden is bounded by walling.

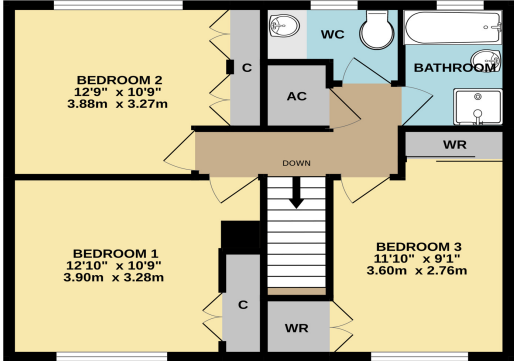


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GROUND FLOOR
741 sq.ft. (68.9 sq.m.) approx.

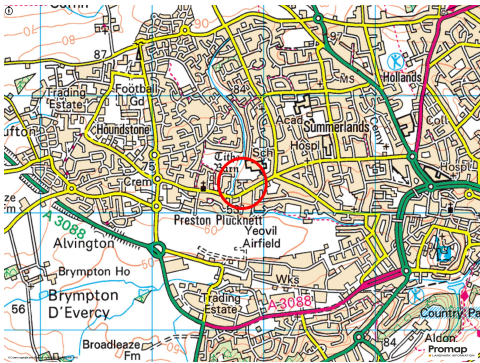
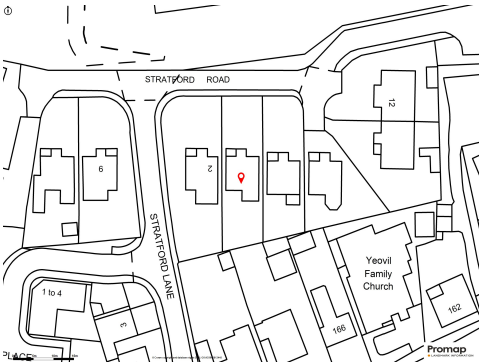
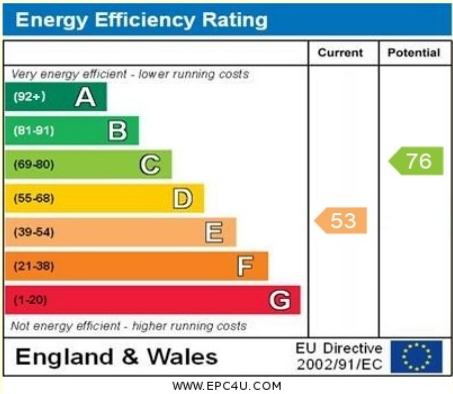


1ST FLOOR
537 sq.ft. (49.9 sq.m.) approx.



TOTAL FLOOR AREA: 1279 sq.ft. (118.8 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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Photographs/Floor Plans

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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* - D
- *Asking Price* - Guide Price £325,000
- *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 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, Back Boiler behind the fire in the lounge, hot water tank located in the airing cupboard on the Landing that 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* - Garage & 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
- *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) - E

Other Disclosures

No other Material disclosures have been made by the Vendor.

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.

This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor, on the 25/06/2025. 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.