



Roping Road, Yeovil, Somerset, BA21 4BD

Guide Price £230,000

Freehold

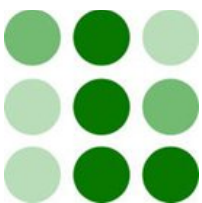
A well proportioned three bedroom, three reception room semi-detached family home in need of updating set in this popular & convenient location, close to local amenities. The home benefits from UPVC double glazing, downstairs WC, enclosed rear garden and off road parking. No Onward Chain.

 **LACEYS
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17 Roping Road, Yeovil, Somerset, BA21 4BD



- A Well Proportioned Three Bedroom Semi-Detached Family Home
- Three Reception Rooms
- Updating Required
- Popular & Convenient Location
- Close To Local Amenities
- Good Sized Enclosed Rear Garden
- Off Road Parking
- Downstairs WC
- UPVC Double Glazing
- 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

Stained glass front door to the Entrance Hall.

Entrance Hall

Wall mounted electric heater. Phone point. Tiled floor. Built in understairs storage cupboard. UPVC double glazed window, front aspect. Doors to Downstairs WC, Lounge, Dining Room & Kitchen.

Lounge 3.61 m x 3.58 m (11'10" x 11'9")

Built in fireplace, solid fuel fire in situ, tiled hearth and surround. TV point. Wall mounted electric heater. Picture rail. Window seat. UPVC double glazed window, front aspect.



Dining Room 3.61 m x 3.33 m (11'10" x 10'11")

Built in fireplace with solid fuel fire in situ, tiled hearth & surround. Picture rail. Wall mounted electric heater. Glazed double opening doors to the Garden Room.



Garden Room 2.84 m x 2.49 m (9'4" x 8'2")

UPVC double glazed window, rear aspect. UPVC double glazed double opening doors to the rear garden.

Kitchen 5.19 m x 2.43 m (17'0" x 8'0")

Comprising Belfast sink with mixer tap, tiled surround and rolltop worksurfaces with cupboards & drawers below. Recess for cooker. Recess for washing machine, plumbing in place. Recess for tumble dryer. Built in under counter fridge & freezer. Wall mounted cupboards. Tiled floor. UPVC double glazed window, side aspect. UPVC double glazed door to the rear garden.

Downstairs WC

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

Landing

Hatch to loft space. Built in double fronted cupboard, overhead storage above. UPVC double glazed window, side aspect. Doors to all Bedrooms & the Bathroom.



Bedroom One 3.58 m x 3.30 m (11'9" x 10'10")

Built in ornamental fireplace. Built in cupboards. Wall mounted electric fireplace. Picture rail. UPVC double glazed window, front aspect.

Bedroom Two 3.65 m x 3.30 m (12'0" x 10'10")

Wall mounted electric heater. Built in cupboard. Picture rail. UPVC double glazed window, rear aspect.

Bedroom Three 3.10 m x 2.51 m (10'2" x 8'3")

Vanity sink unit. Picture rail. UPVC double glazed window, rear aspect.

Bathroom 2.49 m x 1.93 m (8'2" x 6'4")

Suite comprising bath with wall mounted Mira Sport electric shower over, tiled surround. Pedestal wash basin. Low flush WC. Heated towel rail. Vinyl flooring. Frosted UPVC double glazed window, front aspect.



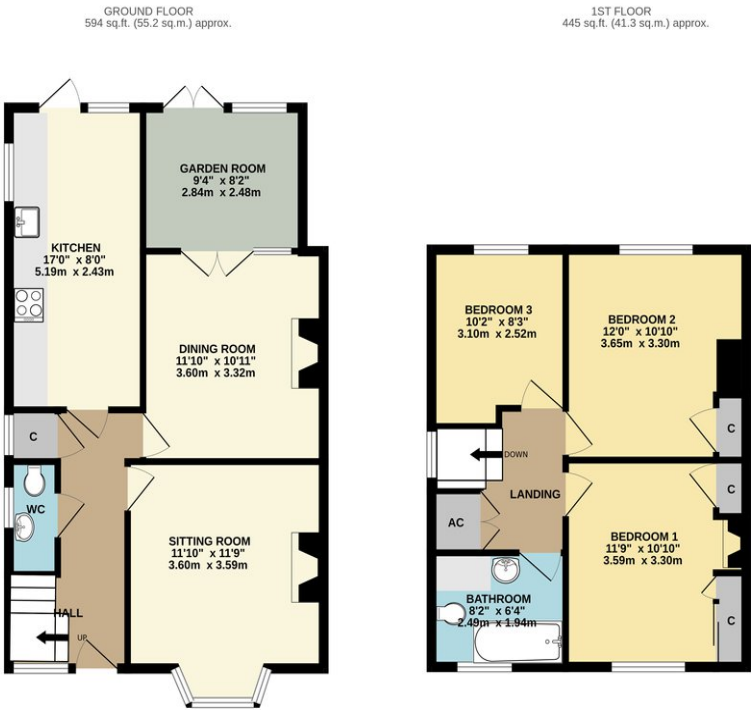
Outside

To the rear there is a good sized garden, has recently been cut back to show the full extent, offering an exciting project for the next owner. The garden has a range of mature shrubs, plants & trees including fruit trees. Garden pond. Two timber garden sheds. The garden is bounded by fencing.

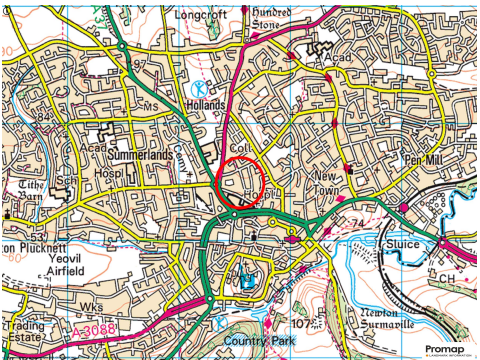
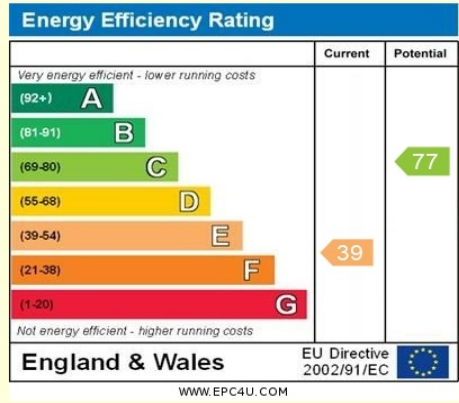
To the front there is off road parking via a driveway. Walled front garden with shrubs in situ.



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TOTAL FLOOR AREA - 1039 sq.ft. (96.5 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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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 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 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, on a Meter.
- *Sewerage* - Mains
- *Heating* - Electric Heating in all rooms, Multi fuel fires in front/back rooms, water heated via immersion.
- *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.
- *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 09/07/2025. 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.