

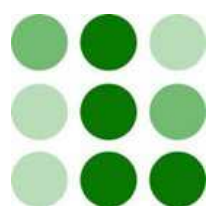


Marsh Lane, Yeovil, Somerset, BA21 3BX

Offers Over £460,000

Freehold

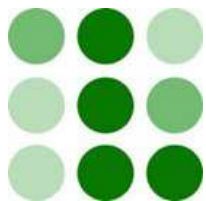
A well proportioned and well presented extended four/five bedroom, two reception room detached family home set in this convenient location close to the town centre & local amenities. The home benefits from gas central heating, UPVC double glazing, cloakroom, two en-suite bedrooms, lovely sized enclosed rear garden, double length garage with additional storage room & WC and off road parking for multiple vehicles.

 **LACEYS
YEOVIL LTD**



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

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



62 Marsh Lane, Yeovil, Somerset, BA21 3BX



- A Well Proportioned Extended Four/Five Bedroom Detached Family Home
- Versatile Accommodation, Two/Three Reception Rooms
- Popular Residential Location, Close To Amenities
- Approx 200ft Rear Garden
- Larger Than Average Garage/Workshop + Additional Store/Gym Room
- Off Road Parking For Multiple Vehicles
- Two En-Suite Bedrooms
- Gas Central Heating
- UPVC Double Glazing
- Two Cloakrooms

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 with glazed side panels to the Entrance Hall.

Entrance Hall

Radiator. Understairs recess. Laminate flooring. Phone point. Frosted UPVC double glazed window, front aspect. Doors to the Cloakroom, Dining Room & Study/Bedroom Five.

Cloakroom

Comprising low flush WC. Wall mounted wash basin. Extractor fan. Vinyl flooring.

Study/Bedroom Five 3.61 m x 3.38 m (11'10" x 11'1")

Versatile room depending on requirements. Radiator. Coved ceiling. Phone point. TV point. UPVC double glazed window, front aspect.

Kitchen 8.13 m x 5.54 m (26'8" x 18'2")

Modern well fitted kitchen comprising inset single drainer, 1 1/2 bowl sink unit with mixer tap, tiled surround, worksurfaces with cupboards & drawers below. Recess for 5 ring gas range (included), extractor hood above. Recess for dishwasher, plumbing in place. Recess for upright fridge/freezer. Central Island unit, breakfast bar to one side. Vinyl tile flooring. Inset ceiling spotlights. Two UPVC double glazed windows, both side aspects, one is frosted. Door to the Inner Lobby. Double opening glazed doors to the Lounge.

Dining Room

Two radiators. Built in fireplace. Coved ceiling. Inset ceiling spotlight. Vinyl tiled floor. Throughway to the Kitchen. Glazed door to the Utility Room.

Utility Room 2.90 m x 2.11 m (9'6" x 6'11")

Comprising inset circular stainless steel bowl unit with mixer tap, tiled surround and rolltop worksurface with cupboards below. Recess for washing machine, plumbing in place. Recess for tumble dryer. Wall mounted cupboards. Wall mounted Worcester combi boiler, housed in a cupboard. Vinyl flooring. Frosted UPVC double glazed window, side aspect. Frosted UPVC double glazed door to outside.

Inner Lobby

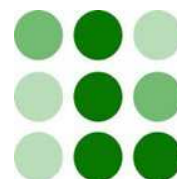
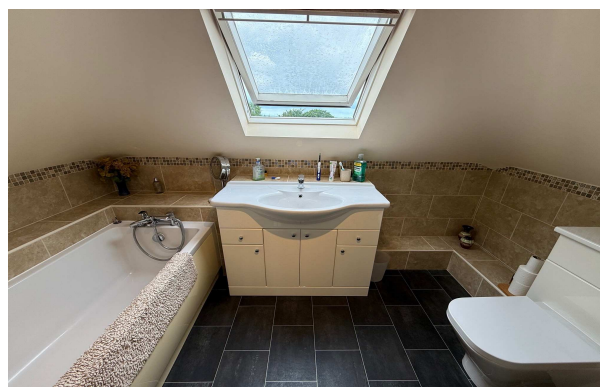
Vinyl tiled floor. Door to the Garage/Workshop.

Lounge 5.97 m x 4.75 m (19'7" x 15'7")

Two radiators. TV point. Phone point. UPVC double glazed windows, side aspects. Two velux windows. UPVC double glazed, double opening doors to the rear garden.

First Floor Landing

Understairs cupboard. Built in airing cupboard with radiator in situ. UPVC double glazed window, side aspect. Doors to Bedrooms Two, Three & Four & the Family Bathroom. Stairs up to the Second Floor Landing.



Bedroom Two 6.53 m x 3.43 m (21'5" x 11'3")

Radiator. TV point. Phone point. UPVC double glazed window, rear aspect. Door to the En-Suite Shower Room.

Bedroom Two En-Suite 2.29 m x 1.73 m (7'6" x 5'8")

Comprising corner shower cubicle with a wall mounted Mira Sprint electric shower in situ, tiled surround. Vanity sink unit. Low flush WC. Heated towel rail. Wall mounted light/shaver point. Tiled floor. Extractor fan. Fully tiled walls. Natural light well.

Bedroom Three 3.65 m x 3.37 m (12'0" x 11'1")

Radiator. TV point. UPVC double glazed window, front aspect.

Bedroom Four 5.61 m x 2.62 m (18'5" x 8'7")

Radiator. TV point. Phone point. UPVC double glazed window, rear aspect

Family Bathroom 2.21 m x 1.78 m (7'3" x 5'10")

White suite comprising bath with mixer tap, tiled surround. Wall mounted Mira Sprint electric shower above. Wall mounted wash basin. Low flush WC. Heated towel rail. Extractor fan. Wall mounted light/shaver point. Vinyl flooring. Built in cupboards. Inset ceiling spotlights. Frosted UPVC double glazed window, front aspect.

Second Floor Landing

Built in double fronted wardrobe. Door to Bedroom One. Concertina Door to Bedroom One En-Suite Bathroom.

Bedroom One 5.16 m x 3.02 m (16'11" x 9'11")

Radiator. Eaves storage space. UPVC double glazed window, rear aspect with outlook.

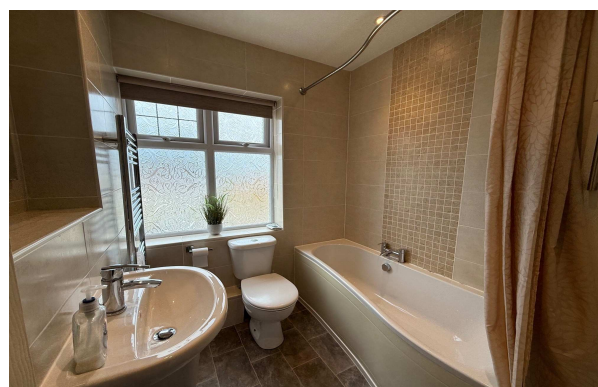
Bedroom One En-Suite Bathroom 3.02 m x 2.01 m (9'11" x 6'7")

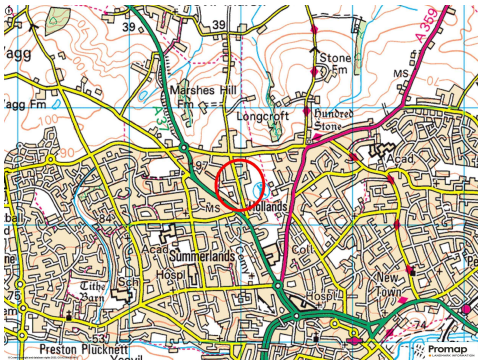
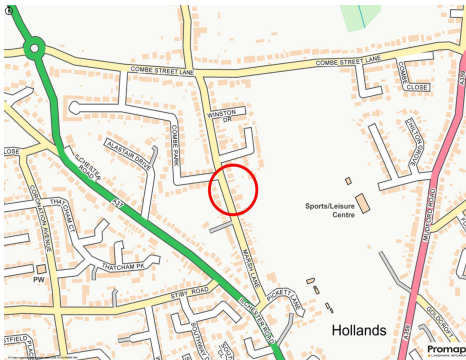
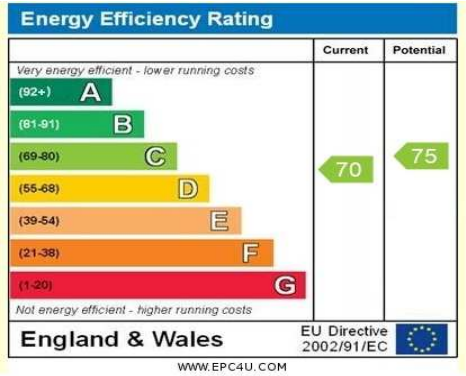
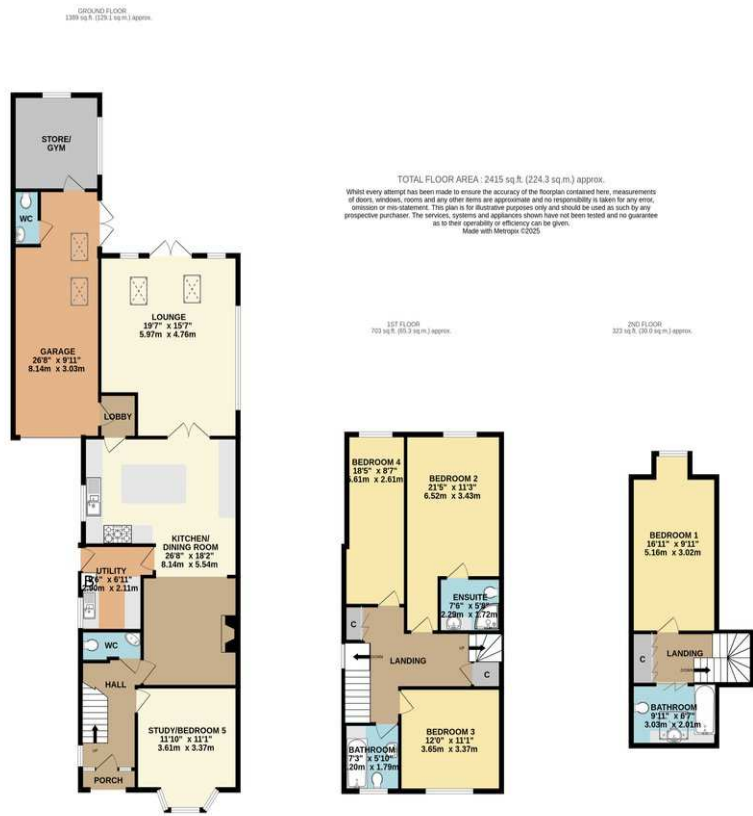
Comprising bath with mixer tap shower attachment. Vanity sink unit. Low flush WC. Heated towel rail. Vinyl flooring. Spotlights. Velux window, front aspect.

Outside

The rear garden is a real feature of the home extending to approx 200ft, the garden has been landscaped with the first two sections being laid as paved patio areas split over two levels. These lead in to the main lawn area, three timber garden sheds in place, polly tunnel, raised flowerbeds/planting area's bounded by sleepers. Outside tap. Outside lights. Outside power points. The garden is bounded by fencing, a timber gate at the far end provides direct access to the Rec in behind. UPVC doors provide side access in to the Garage.

To the front there is a paved parking area, which also continues to the side of the house providing off road parking for multiple vehicles. Also provides access to the **Garage/Workshop 8.14m (26'8") x 3.03m (9'11")** - Up & over door, power & lighting in situ, eaves storage space. To the far end of the garage there is a Store/Gym Room - UPVC double glazed windows, both rear aspects. Also an additional Cloakroom - Comprising low flush WC & wall mounted wash basin.





Please Note

No tests have been undertaken of any of the services and any intending purchasers/tenants should satisfy themselves in this regard. Lacey's Yeovil Ltd for themselves and for the vendor/landlord of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Lacey's or the vendor/landlord, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (iv) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor/landlord does not make or give either Lacey's or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.

Photographs/Floor Plans

Photographs are reproduced for general information and it must not be inferred that any item is included for sale / to let with this property. Please note floor plans are not to scale and are for identification purposes only. The photographs used in these particulars may have been taken with the use of a wide angle lens. If you have any queries as to the size of the accommodation or plot, please address these with the agent prior to making an appointment to view.

Material Information

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

Material Information applicable in all circumstances

- *Council Tax Band* - E
- *Asking Price* - Offers Over £460,000
- *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* - 4/5 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, on a Meter.
- *Sewerage* - Mains
- *Heating* - Gas Central Heating, Worcester boiler located in the Utility Room 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* - 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) - 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 21/07/2025. 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.