

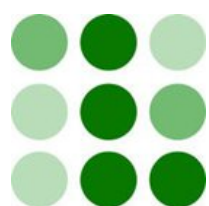


Roe Avenue, Houndstone, Yeovil, Somerset,
BA22 8SD

Guide Price £322,500

Freehold

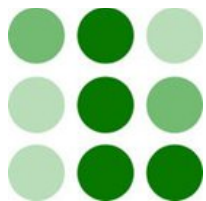
A well proportioned four bedroom, three reception room semi-detached family home set in this popular residential location. The home benefits from gas central heating, UPVC double glazing, utility room, four double bedrooms, versatile living accommodation and a good-sized enclosed rear garden.

 **LACEYS
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111 Roe Avenue, Houndstone, Yeovil, Somerset,
BA22 8SD



- A Well Proportioned Four Bedroom Semi-Detached Family Home
- Three Reception Rooms
- Popular Residential Location
- Nice-Sized Enclosed Rear Garden
- Gas Central Heating
- UPVC Double Glazing
- Utility Room
- Internal Viewing Advised

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 glazed front door to Entrance Porch. **Entrance Porch**
Double glazed window, front aspect. Glazed door to the Entrance Hall.

Entrance Hall

Radiator. Built in understairs cupboard. Phone point. Stairs up to Landing. Doors to Lounge & Kitchen.

Lounge 4.17 m x 3.40 m (13'8" x 11'2")

Built in open fireplace, marble hearth, decorative outer. TV point. Laminate flooring. Coved ceiling. UPVC double glazed window, rear aspect. Archway through to the Day Room.

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

Radiator. Laminate flooring. UPVC double glazed window, rear aspect. Opens in to the Dining Room.

Dining Room 3.43 m x 2.74 m (11'3" x 9'0")

Laminate flooring. Radiator. UPVC double glazed, double opening doors to the rear garden. Doors to the Kitchen & Utility Room.

Utility Room 2.74 m x 1.93 m (9'0" x 6'4")

Built in worktops. Space & plumbing for washing machine & dishwasher. Wall mounted cupboards. Wall mounted Worcester combi boiler. Vinyl flooring. Extractor fan. UPVC double glazed window, front aspect.

Kitchen 3.17 m x 2.84 m (10'5" x 9'4")

Comprising inset single drainer, 1 1/2 bowl sink unit with mixer tap, Granite worktops with cupboards & drawers below. Built in oven & hob with extractor hood above. Recess for upright fridge/freezer. Wall mounted cupboards. Tiled floor. Trail of spotlights. Radiator. UPVC double glazed window, front aspect.

Landing

Radiator. Hatch to loft space. Built in airing cupboard. UPVC double glazed window, front aspect. Doors to all Bedrooms, Bathroom & Separate WC.

Bedroom One 4.09 m x 3.40 m (13'5" x 11'2")

Built in triple fronted wardrobe. Radiator. Picture rail. UPVC double glazed window, rear aspect.

Bedroom Two 2.87 m x 2.46 m (9'5" x 8'1")

Recessed storage space. Radiator. UPVC double glazed window, rear aspect.

Bedroom Three 2.67 m x 2.46 m (8'9" x 8'1")

Radiator. UPVC double glazed window, rear aspect.

Bedroom Four 2.87 m x 2.67 m (9'5" x 8'9")

Radiator. UPVC double glazed window, front aspect.

Bathroom

Comprising bath with mixer tap shower attachment, wall mounted electric Mira Sport shower in situ, tiled surround. Pedestal wash basin. Heated towel rail. Marble floor tiles. Frosted UPVC double glazed window, front aspect.

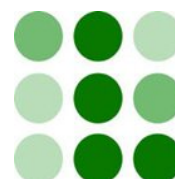
Separate WC

Low flush WC. Radiator. Vinyl flooring. frosted UPVC double glazed window, front aspect.

Outside

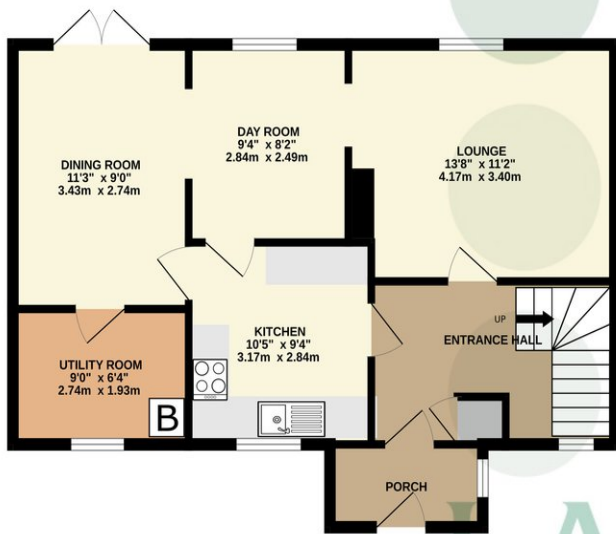
To the rear there is a nice sized enclosed garden comprising of a decked seating area, paved patio areas bounded by walling. Lawn area with mature shrubs in situ, garden pond. Outside light. Timber garden shed, power & lighting in situ. Workshop, power & lighting in situ. The garden is bounded by fencing with a timber gate providing side access.

To the front there is a lawn area, central flowerbed. Path leads to the front door. Outside lights. Outside tap to the side of the house.

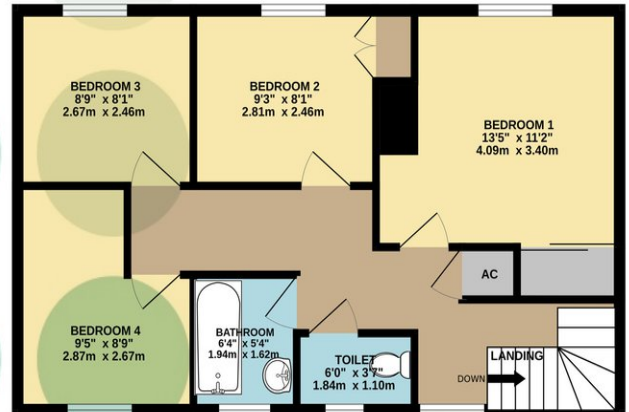


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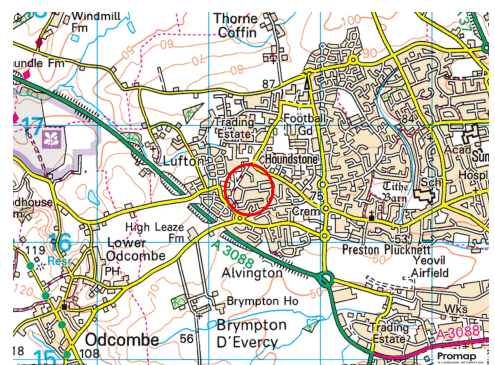
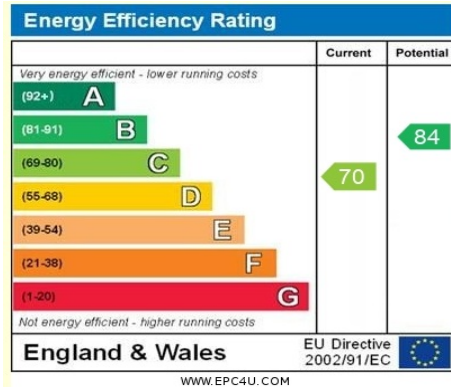
GROUND FLOOR



1ST FLOOR



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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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

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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* - A - There is an improvement indicator listed next to this property which therefore means the Council Tax Band may be reassessed upon sale.
- *Asking Price* - Guide Price £322,500
- *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 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, Worcester combi boiler located in the Utility Room that also heats the hot water. Open Fireplace in the Lounge.
- *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* - On road parking 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. Restricted Covenants include;- Property only to be used as a private dwellinghouse. No trade or business. Not to keep or permit to be kept at or upon the property any animal other than ordinary domestic pets. *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 15/07/2025. 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.