

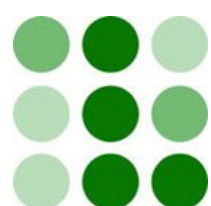


Amhurst, Main Street, Mudford, Yeovil, Somerset,
BA21 5TE

Guide Price £240,000

Freehold

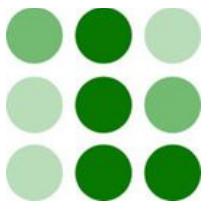
A charming Grade II listed two bedroom, two reception room semi-detached character home set in the popular village of Mudford which provides easy access to Yeovil and the surrounding countryside. The home benefits from gas heating (calor bottles), open fireplace with woodburner in situ, two double bedrooms, enclosed rear garden and off road parking for multiple vehicles. Also the added benefit of No Onward Chain.

 **LACEYS**
YEOVIL LTD



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

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



1 Amhurst, Main Street, Mudford, Yeovil, Somerset,
BA21 5TE



- A Charming Grade II Listed Two Bedroom Semi-Detached Home
- Popular Village Location
- Easy Access To Yeovil & the Countryside
- Two Reception Rooms
- Offering Character Throughout
- Open Fireplace With Woodburner In Situ
- Enclosed Rear Garden
- Off Road Parking For Multiple Vehicles
- 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

Wooden front door to the Entrance Hall.

Entrance Hall

Radiator. Built in understairs cupboard. Secondary glazed window, side aspect. Stairs up to the Landing. Wooden door to the Lounge.

Lounge 3.97 m x 3.61 m (13'0" x 11'10")

Built in open fireplace with woodburner in situ, paved hearth, brick surround and wooden mantle above. Radiator. TV point. Phone point. Revealed beams. Laminate flooring. Secondary glazed window, front aspect. Throughway to Dining Room.

Dining Room 3.78 m x 3.63 m (12'5" x 11'11")

Radiator. Revealed beams. Laminate flooring. Throughway to Kitchen. Door to Rear Porch. Bifold Doors to the rear garden.

Kitchen

Comprising inset stainless steel single drainer, single sink unit with mixer tap, tiled surround and rolltop work surface with built in oven, grill & hob, extractor over. Space for an upright fridge/freezer. Wall mounted cupboard. Wall mounted Worcester boiler. Tiled floor. Spotlights. Internal window, rear aspect.

Rear Porch

Plumbing in place for washing machine. Window, side aspect. Door to the rear garden.

Landing

Handy storage space with shelving in place. Hatch to loft space. Doors to both Bedrooms & the Bathroom.

Bedroom One 3.99 m x 3.25 m (13'1" x 10'8")

Radiator. Phone point. Revealed beams. Secondary glazed window, front aspect.

Bedroom Two 3.81 m x 2.92 m (12'6" x 9'7")

Radiator. Revealed beams. Secondary glazed window, rear aspect with outlook.

Bathroom

White suite comprising bath with wall mounted Mira Advance electric shower above, tiled surround. Pedestal wash basin. Low flush WC. Built in airing cupboard with immersion tank in situ. Heated towel rail. Vinyl flooring. Frosted secondary glazed window, side aspect.

Outside

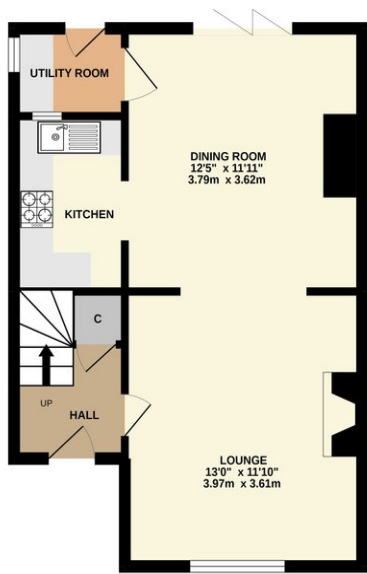
To the rear there is an enclosed garden enjoying good privacy, the garden is gravelled, well in situ, various plants & shrubs in situ. Timber garden shed. Log store. The garden is bounded by walling & fencing with a timber gate providing access from the side/drive.

To the front there is an astro lawn bounded by hedging. Driveway provides off road parking for 2-3 vehicles, double opening timber gate down the side of the home to an enclosed area. Calor Gas bottles in situ/stored down the side.

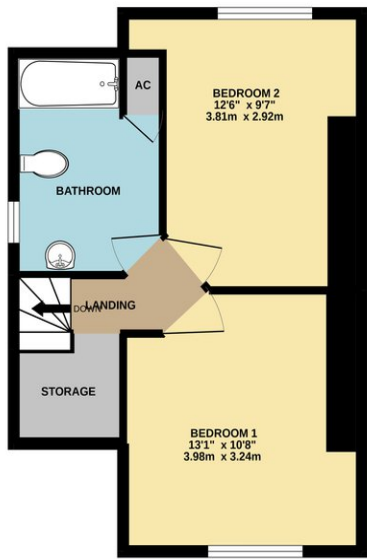


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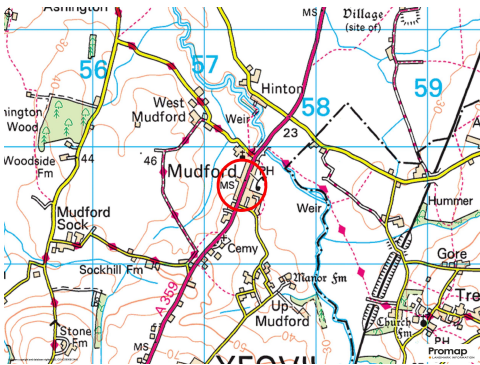
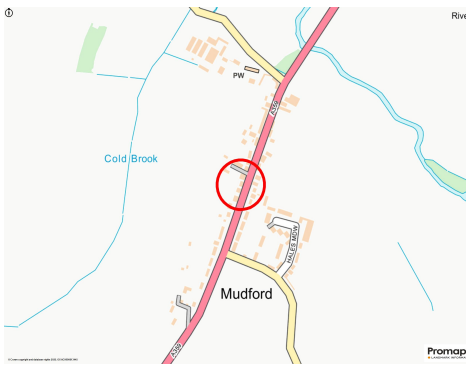
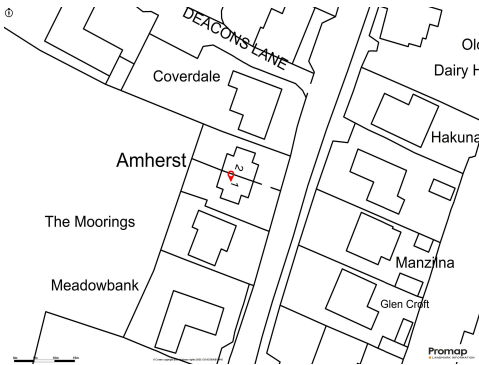
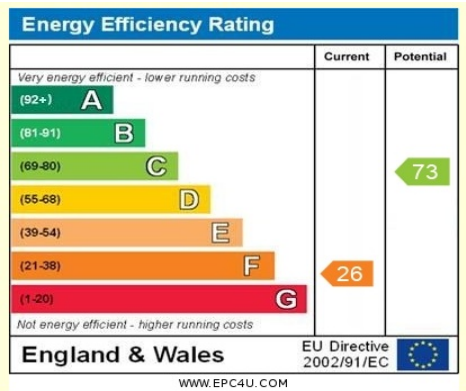
GROUND FLOOR



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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Material Information

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

Material Information applicable in all circumstances

- *Council Tax Band* - C
- *Asking Price* - Guide Price £240,000
- *Tenure* - Freehold - Grade II Listed
- *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 charge 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* - 2 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, not metered.
- *Sewerage* - Mains
- *Heating* - Gas Fired Central Heating (Bottled Gas), Woodburner in situ, Water is gas heated by boiler & immersion heater as alternative option.
- *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) - F

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 23/07/2025. 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.