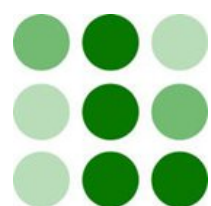




Laburnum Way, Yeovil, Somerset, BA20 2PL

Guide Price £260,000

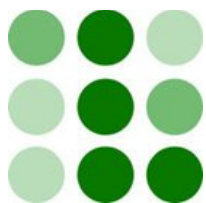
A well presented and well proportioned two bedroom semi-detached bungalow set in this popular residential location, close to local amenities. The bungalow benefits from gas central heating, UPVC double glazing, conservatory, enclosed rear garden, garage and off road parking for 2-3 vehicles. No Onward Chain.

 **LACEYS
YEOVIL LTD**



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

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



12 Laburnum Way, Yeovil, Somerset, BA20 2PL



- A Well Presented Two Bedroom Semi-Detached Bungalow
- Popular & Convenient Residential Location
- Well Proportioned Accommodation
- Conservatory
- Gas Central Heating
- UPVC Double Glazing
- Enclosed Rear Garden
- Garage
- Off Road Parking For 2-3 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

Frosted UPVC double glazed front door to the Entrance Hall.

Entrance Hall

Radiator. Coved ceiling. Built in airing cupboard which also houses the hot water tank. Hatch to loft space. Doors to Lounge, both Bedrooms & Bathroom.

Lounge 5.23 m x 3.30 m (17'2" x 10'10")

Built in fireplace with marble hearth & surround. TV point. Phone point. Radiator. Coved ceiling. Door to the Kitchen. UPVC double glazed sliding patio doors to the Conservatory.

Conservatory 2.54 m x 2.31 m (8'4" x 7'7")

Radiator. UPVC double glazed, double opening doors to the Rear Garden.

Kitchen 2.79 m x 2.62 m (9'2" x 8'7")

Comprising inset stainless steel single drainer, single sink unit with mixer tap, tiled surround and rolltop worksurface with cupboards & drawers below. Built in oven, grill & hob, extractor hood above. Recess for washing machine, plumbing in place. Recess for under counter fridge. Breakfast Bar. Wall mounted cupboards. Wall mounted Worcester boiler. Radiator. Vinyl flooring. Coved ceiling. UPVC double glazed window, rear aspect. Frosted UPVC double glazed door to the rear garden.

Bedroom One 3.65 m x 2.65 m (12'0" x 8'8")

Radiator. Coved ceiling. UPVC double glazed window, front aspect.

Bedroom Two 3.25 m x 2.74 m (10'8" x 9'0")

Radiator. Coved ceiling. UPVC double glazed window, front aspect.

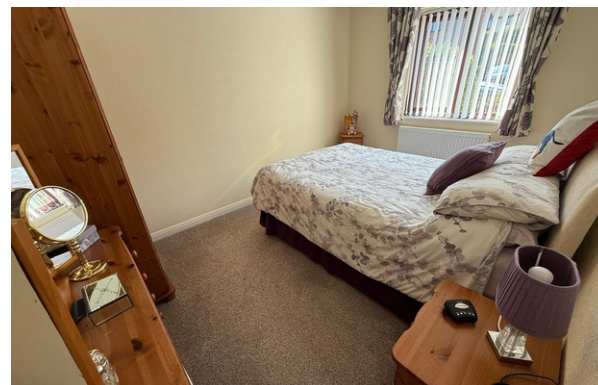
Bathroom

White suite comprising bath with mixer tap, wall mounted Mira Vigour electric shower over, tiled surround. Vanity sink unit. Low flush WC. Heated towel rail. Vinyl flooring. Frosted UPVC double glazed window, side aspect.

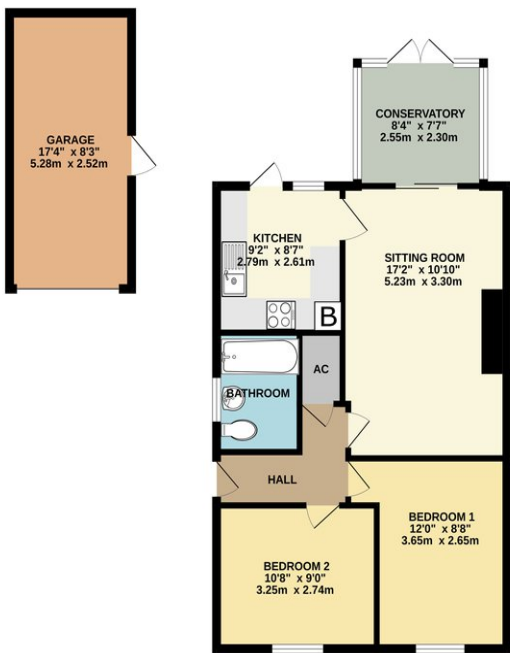
Outside

To the rear there is an enclosed garden split over different levels, the top section is a paved patio area that extends the width of the bungalow, outside tap, outside light. Steps down to a decked area. Steps down to a lower paved patio area and gravelled section of garden. The garden is bounded by fencing. Frosted UPVC double glazed door provides side access in to the Garage. Timber gate from the drive to the rear garden.

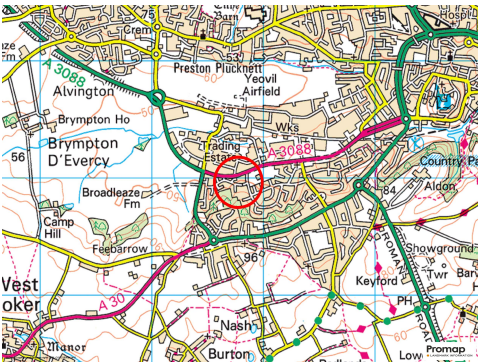
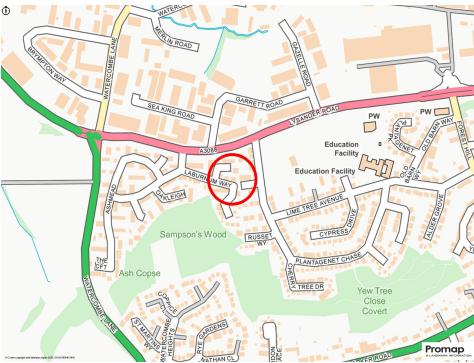
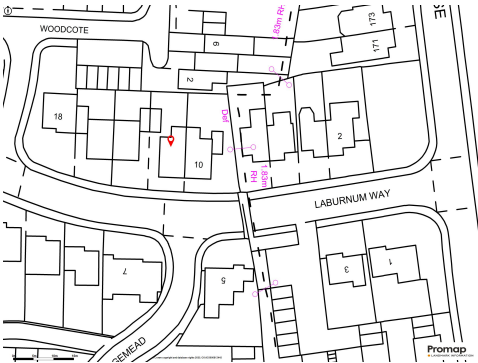
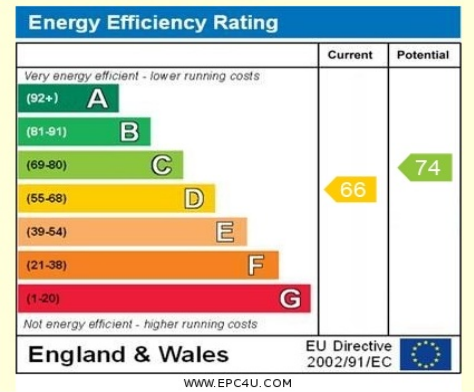
To the front there is a gravelled garden with some shrubs in situ, bounded by walling. Paved drive provides off road parking for multiple vehicles & access to the **Garage - 5.28m (17'4") x 2.52m (8'3")**:- Up & over door, power & lighting in situ.



GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here 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.

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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 £260,000
- *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* - 2 Bedroom Semi-detached Bungalow
- *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 Kitchen, hot water tank located in the airing cupboard in the Entrance Hall 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. Restricted Covenants include:- No trade, business or manufacture upon the property. To be used as a single private dwellinghouse only. Not to park a caravan, house on wheels, boat, trailer or other similar vehicle or craft on any part of the property. *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) - D

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 10/08/2025. 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.