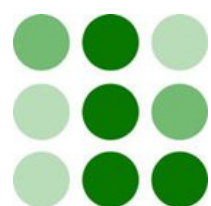




Hillcrest Road, Yeovil, Somerset, BA21 4RB

Guide Price £240,000

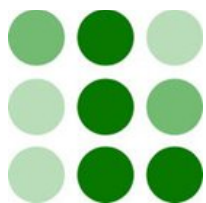
A well proportioned three bedroom semi-detached family home set in this convenient location close to local amenities. The home benefits from gas central heating, UPVC double glazing, conservatory, modern shower room, enclosed rear garden, garage and off road parking.

 **LACEYS
YEOVIL LTD**



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

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



53 Hillcrest Road, Yeovil, Somerset, BA21 4RB



- A Well Proportioned Three Bedroom Semi-Detached Family Home
- Convenient Location, Close To Local Amenities
- Gas Central Heating
- UPVC Double Glazing
- Conservatory
- Modern Shower Room
- Enclosed Rear Garden
- Garage
- Off Road Parking

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

Built in understairs cupboard. Inset Hessian doormat. UPVC double glazed window, front aspect. Stairs to the landing. Door to the Lounge. Throughway to the Kitchen. Internal door to the Garage.

Lounge 5.51 m x 3.40 m (18'1" x 11'2")

Radiator. TV point. Phone point. UPVC double glazed windows, front & rear aspects.



Kitchen 3.68 m x 2.87 m (12'1" x 9'5")

Comprising inset single drainer, 1 1/2 bowl sink unit with mixer tap, tiled surround and rolltop work surface with cupboards & drawers below. Recess for cooker. Recess for washing machine, plumbing in place. Recess for tumble dryer. Space for upright fridge/freezer. Breakfast bar. Wall mounted cupboards. Wall mounted Worcester combi boiler. Radiator. Vinyl flooring. UPVC double glazed window, side aspect. Frosted UPVC double glazed door to the Conservatory.



Conservatory 4.06 m x 2.97 m (13'4" x 9'9")

Heated towel rail. Vinyl flooring. UPVC double glazed, double opening doors to the rear garden.

Landing

Hatch to loft space. Built in airing cupboard. UPVC double glazed window, front aspect. Doors to all the Bedrooms & Shower Room.

Bedroom One 3.48 m x 2.59 m (11'5" x 8'6")

Radiator. UPVC double glazed window, rear aspect.

Bedroom Two 2.95 m x 2.90 m (9'8" x 9'6")

Radiator. UPVC double glazed window, front aspect.

Bedroom Three 2.84 m x 2.11 m (9'4" x 6'11")

Radiator. UPVC double glazed window, rear aspect.



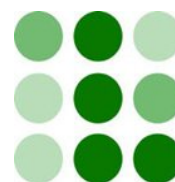
Shower Room

Comprising walk in shower with wall mounted shower in situ, oversized head & tiled surround. Pedestal wash basin. Low flush WC. Heated towel rail. Extractor fan. Fully tiled walls & floors. Frosted UPVC double glazed window, side aspect.

Outside

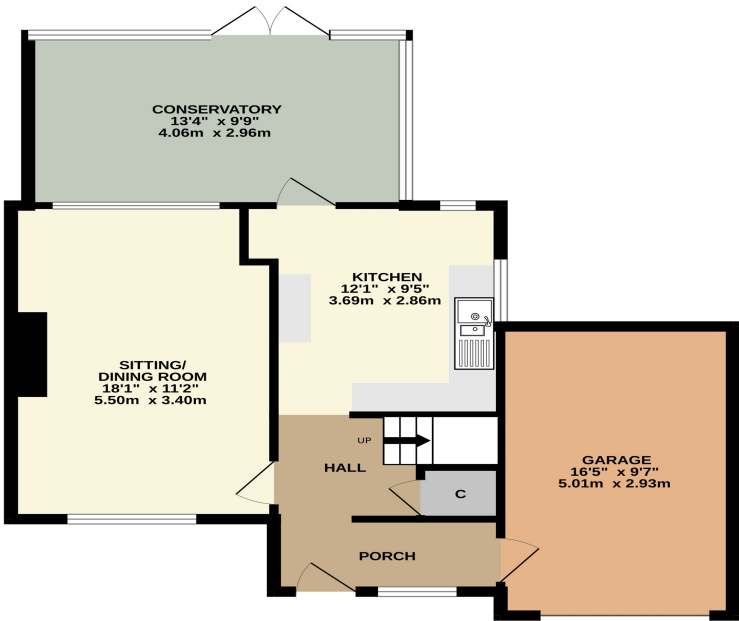
To the rear there is an enclosed garden that comprises of a paved patio area, astro area and a raised flowerbed. The garden is bounded by fencing with a timber gate providing a rear access point.

To the front there is a paved drive that provides off road parking for 2-3 vehicles & access to the Garage 5.01m (16'5") x 2.93m (9'7") - Up & over door, power & lightning in situ.

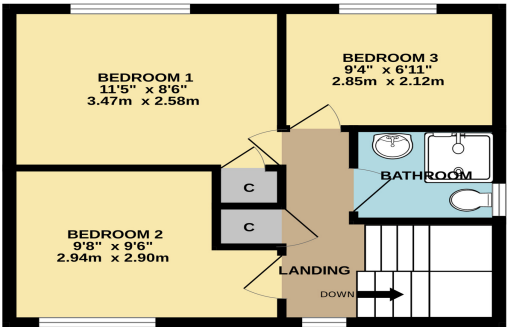


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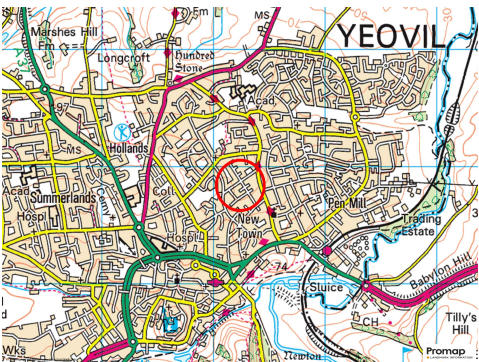
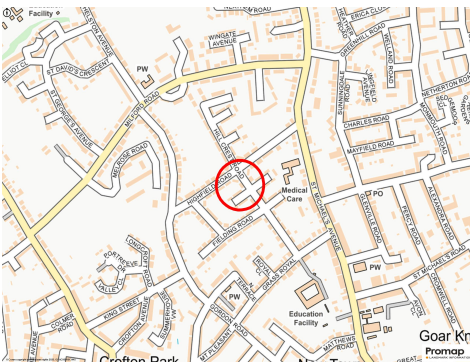
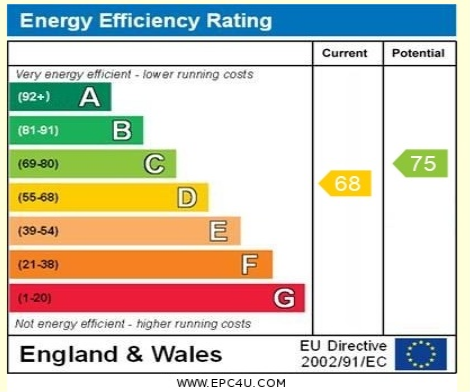
GROUND FLOOR



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.
Made with Metropix ©2025



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* - B
- *Asking Price* - Guide Price £240,000
- *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, not on a Meter.
- *Sewerage* - Mains
- *Heating* - Gas Central Heating - Worcester combi boiler located in the kitchen that 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. Restricted Covenants include;- Not to use the Premises other than as a private dwellinghouse. No trade or business on the property. Not to station, cause or permit or suffer the stationing on the Premises of any caravan, tent or other mobile dwelling intended for human habitation. *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 12/08/2025. 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.