

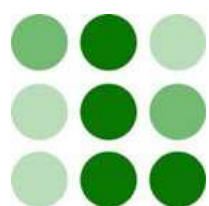


St. Andrews Road, Yeovil, Somerset, BA20 2DF

Guide Price £220,000

Freehold

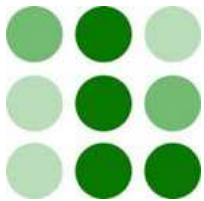
This recently modernised semi-detached home is offered to the market with no forward chain. The accommodation includes an entrance hallway, twin aspect living/dining room and a fitted kitchen whilst on the first floor the landing provides access to all three bedrooms and the modern well equipped family bathroom. The property has ample driveway parking to the front whilst to the rear there is a large garden.

 **LACEYS
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51 St. Andrews Road, Yeovil, Somerset, BA20 2DF



- Semi-Detached House
- No Forward Chain
- Modern Kitchen & Bathroom
- Recently Modernised
- Parking
- Large Rear Garden

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 425115**.

The **ACCOMMODATION** comprises:

Hallway

As you enter the property you are greeted with a hallway which provides the ideal space to kick off shoes. There is recessed spot lighting and a radiator. Openings lead to the sitting/dining room and kitchen and stairs provide access to the first floor.

Sitting/Dining Room 5.01 m x 3.47 m (16'5" x 11'5")

A twin aspect room with double glazed windows overlooking the front and rear. There is a useful under-stairs storage cupboard, a feature chimney breast, a radiator and a ceiling light point.

Kitchen 3.05 m x 2.60 m (10'0" x 8'6")

Fitted with a selection of two tone units including wall, base and drawer units with work surfaces above. There is space for a washing machine and the inset stainless steel sink with mixer tap is conveniently situated under the side facing double glazed window. There is a useful pantry/store cupboard and the gas fired boiler can be found wall mounted. Space is available for a cooker. A double glazed door opens to the garden.

Landing

Doors open to all three bedrooms and the family bathroom. There is a double glazed window to the side, recessed spot lighting and access is available to the loft.

Bedroom One 2.95 m x 2.35 m (9'8" x 7'9")

A double room with a double glazed window overlooking the rear garden, a radiator and a ceiling light point.

Bedroom Two 3.24 m x 2.63 m (10'8" x 8'8")

A further double room with a double glazed window overlooking the rear garden, a radiator and a ceiling light point.

Bedroom Three 3.13 m x 2.65 m (10'3" x 8'8")

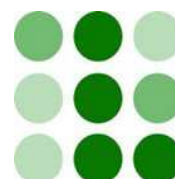
A single room with a double glazed window overlooking the front of the property, a radiator and a ceiling light point.

Bathroom

Fully tiled and fitted with a panel enclosed bath with mixer tap/shower attachment and a separate thermostatically controlled rainfall style shower and further hand held attachment. There is a wall hung vanity wash basin and a low level WC. An obscured double glazed window facing the rear, an enclosed ceiling lamp, extractor fan and radiator.

Outside

The property benefits from a newly installed driveway offering ample parking (just awaiting final sign off) whilst to the rear there is a large garden which offers a patio, generous area of lawn with central pathway, mature trees and shrubs and a wooden shed. There is a shared driveway to the side of the property which in turn leads to the SINGLE GARAGE.

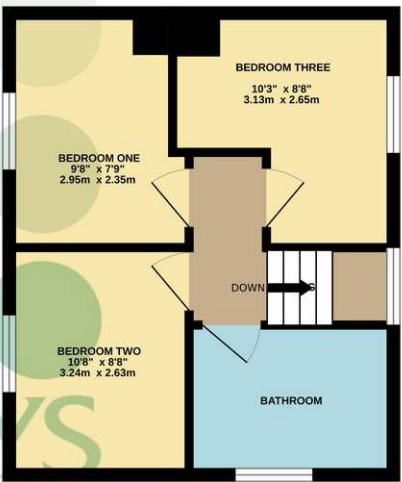


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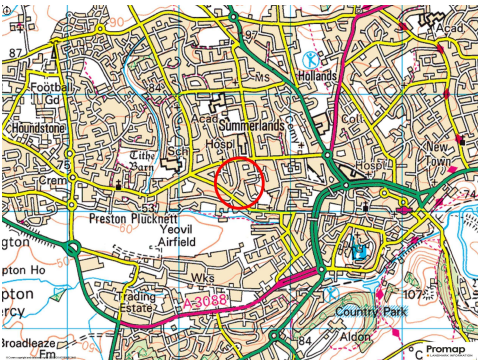
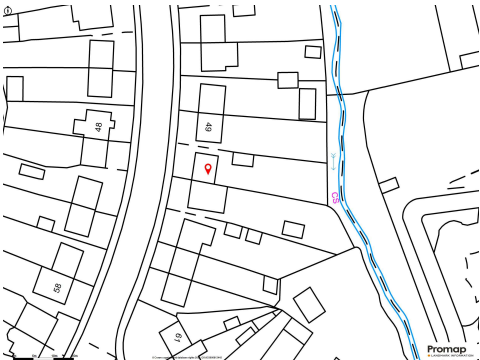
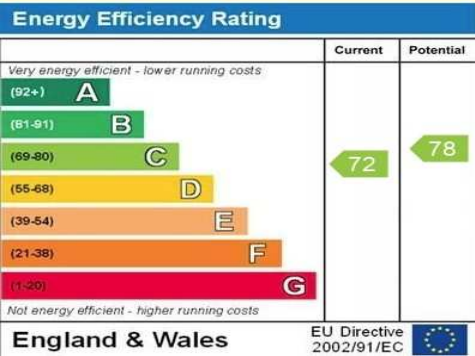
GROUND FLOOR
319 sq.ft. (29.7 sq.m.) approx.



1ST FLOOR
320 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA : 639 sq.ft. (59.4 sq.m.) approx.
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
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Material Information applicable in all circumstances

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 £220,000
- 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.gov.uk/calculate-stamp-duty-land-tax>

Other Fees/Disbursements payable - Conveyancers 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 lenders' 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 -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
- Broadband - Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advicefor-consumers/advice/ofcom-checker>.
- Mobile Signal/Coverage - Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>.
- Parking -Driveway Parking (currently awaiting final sign off)

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.

Restricted Covenants include; Not to use the premises other than as a private dwellinghouse. Not to carry on or cause or permit or suffer to be carried on upon the premises any trade or business. Not to station on the premises any caravan, tent or other mobile dwelling intended for human habitation.

- More covenants in place refer to your solicitor.

Material Information that may or may not apply continued

- 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.
- Current Flood Risk - According to the Environment Agency's website the property is at Very Low Risk of 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 15/08/2025.

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.