



Percy Road, Yeovil, Somerset, BA21 5AJ

Offers Over £225,000

Freehold

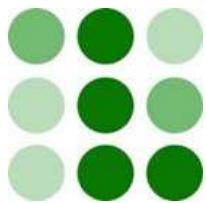
A well proportioned three bedroom, two reception room end of terrace home set in this convenient location, close to local amenities. The home benefits from gas central heating, UPVC double glazing, woodburner in situ, character features and an enclosed rear garden. Also the added benefit of No Chain.

 **LACEYS**  
**YEOVIL LTD**



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53 Percy Road, Yeovil, Somerset, BA21 5AJ



- A Well Proportioned Three Bedroom End Of Terrace Home
- Two Reception Rooms
- Convenient Location, Close To Local Amenities
- Gas Central Heating
- UPVC Double Glazing
- Woodburner In Situ
- Enclosed Rear Garden
- Viewing Advised
- No 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**

Double glazed front door to the Entrance Hall.

### **Entrance Hall**

Inset doormat. Dado rail. Glazed door to the Lounge/Dining Room.

### **Lounge/Dining Room 6.71 m x 4.62 m (22'0" x 15'2")**

Two built in fireplaces, one with a Woodburner in situ, tiled hearth and wooden mantle. Phone point. Two radiators. Understairs recess. Stairs up to the Landing. UPVC double glazed bay window, front aspect. Throughway to the Kitchen.



### **Kitchen 4.62 m x 3.58 m (15'2" x 11'9")**

Comprising inset stainless steel single drainer, 1 1/2 bowl sink unit with mixer tap, tiled surround and rolltop work surface with cupboards & drawers below. Built in hob with extractor hood above. Built in oven to the central island unit with further cupboard in situ too. Recesses for dishwasher and washing machine, plumbing in place for both. Space for upright fridge/freezer. Wall mounted cupboards. Wall mounted Ideal combi boiler, housed in a cupboard. Laminate flooring. Two trails of spotlights. UPVC double glazed window, rear aspect. Door to the Rear Lobby.



### **Rear Lobby**

Tiled floor. Door to the Ground Floor Shower Room. UPVC double glazed door to the Rear Garden.

### **Ground Floor Shower Room**

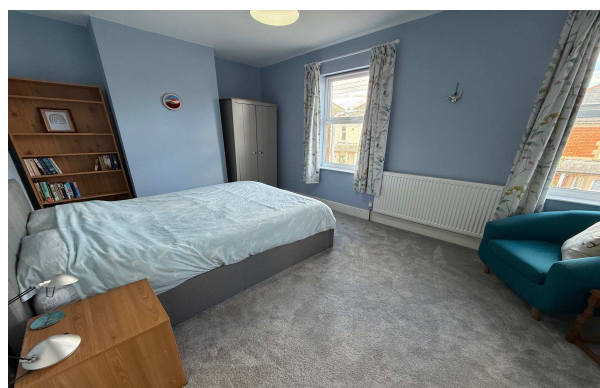
Suite comprising walk in shower, wall mounted shower, oversized head & tiled surround. Modern vanity sink unit. Low flush WC. Extractor fan. Radiator. Tiled floor. Inset ceiling spotlights. Frosted UPVC double glazed window, rear aspect.

### **Landing**

Hatch to loft space. Built in storage cupboard. Doors to all Bedrooms.

### **Bedroom One 4.42 m x 3.05 m (14'6" x 10'0")**

Radiator. Two UPVC double glazed windows, both front aspects.



### **Bedroom Two 3.51 m x 2.84 m (11'6" x 9'4")**

Radiator. Focal fireplace. UPVC double glazed window, rear aspect.

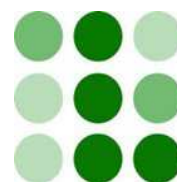
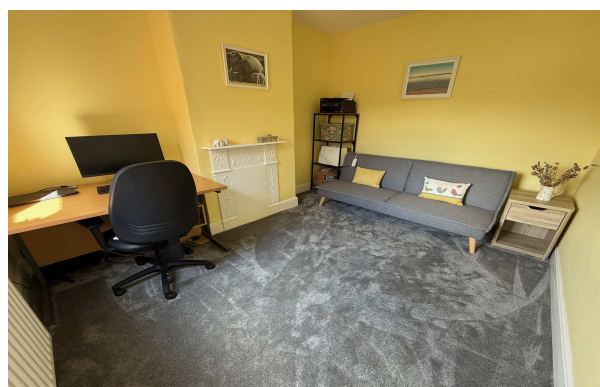
### **Bedroom Three 3.43 m x 2.31 m (11'3" x 7'7")**

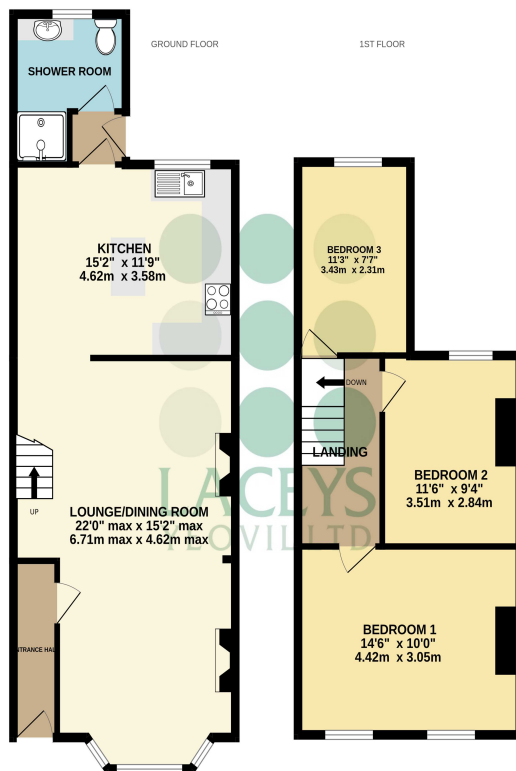
Radiator. Focal fireplace. UPVC double glazed window, rear aspect.

### **Outside**

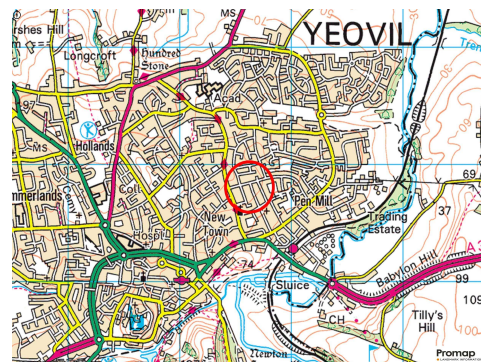
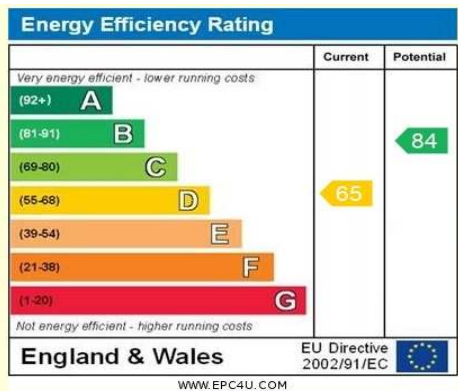
To the rear of the home there is an enclosed garden, comprising a lawn area, hardstanding area, flower borders to both sides well stocked with plants & shrubs. Outside tap. Timber garden shed. The garden is bounded by fencing, timber gate provides access from the side/front of the home.

To the front there is a gravelled garden area, bounded by walling. Steps up to the front door.





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

Photographs are reproduced for general information and it must not be inferred that any item is included for sale / to let with this property. Please note floor plans are not to scale and are for identification purposes only. The photographs used in these particulars may have been taken with the use of a wide angle lens. If you have any queries as to the size of the accommodation or plot, please address these with the agent prior to making an appointment to view.

## 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* - Offers Over £225,000
- *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 End Terraced 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, Ideal combo 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* - On Street 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 An "Article 4 Direction" (A4D) in planning law is a mechanism that allows a local council to remove certain permitted development rights for a specific area or property. This means that developments which would normally be permitted without needing planning permission, such as minor alterations or changes of use, now require a planning application and permission from the council..
- *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 08/09/2025. 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.