



St. Michaels Avenue, Yeovil, Somerset,  
BA21 4NA

Guide Price £260,000

Freehold

**A three bedroom semi-detached family home set in this convenient & popular location close to local amenities. The home benefits from gas central heating, UPVC double glazing, enclosed rear garden, garage and off road parking. Also the added benefit of No Onward Chain.**



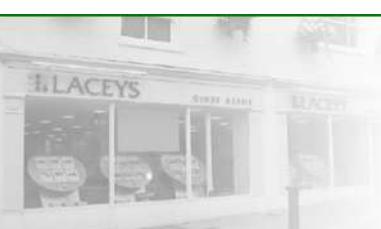
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263 St. Michaels Avenue, Yeovil, Somerset,  
BA21 4NA

- A Three Bedroom Semi-Detached Family Home
- Convenient & Popular Location, Close To Local Amenities
- Gas Central Heating
- UPVC Double Glazing
- Enclosed Rear Garden
- Garage
- Off Road Parking
- 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**

UPVC front door to the Entrance Hall.

#### **Entrance Hall**

Inset doormat. Radiator. Two built in understairs storage cupboards, one which houses the Clas He combi boiler. Laminate flooring. UPVC double glazed window, side aspect. Stairs up to the Landing, Doors to the Lounge & Kitchen/Diner.



#### **Lounge 4.52 m x 3.25 m (14'10" x 10'8")**

Radiator. TV point. Phone point. Laminate flooring. Picture rail. UPVC double glazed window, front aspect.

#### **Dining Room 4.29 m x 3.81 m (14'1" x 12'6")**

Radiator. TV point. Vinyl flooring. Picture rail. UPVC double glazed sliding patio doors to the rear garden. Opens in to the Kitchen.

#### **Kitchen 2.84 m x 2.39 m (9'4" x 7'10")**

Comprising inset stainless steel single drainer, single sink unit with mixer tap, rolltop worksurface with cupboards & drawers below. Built in oven, grill & hob, extractor hood above. Recess for washing machine, plumbing in place. Wall mounted cupboards. Vinyl flooring. UPVC double glazed window, rear aspect.

#### **Landing**

Hatch to loft space. Frosted UPVC double glazed window, side aspect. Doors to all three Bedrooms & the Bathroom.



#### **Bedroom One 3.78 m x 3.25 m (12'5" x 10'8")**

Built in storage cupboard. Radiator. TV point. Picture rail. UPVC double glazed window, front aspect.

#### **Bedroom Two 3.81 m x 3.78 m (12'6" x 12'5")**

Built in storage cupboard. TV point. Radiator. UPVC double glazed window, rear aspect.

#### **Bedroom Three 2.87 m x 2.26 m (9'5" x 7'5")**

Radiator. UPVC double glazed window, front aspect.



#### **Bathroom 2.87 m x 2.69 m (9'5" x 8'10")**

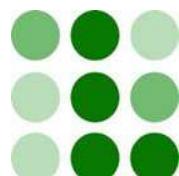
White suite comprising bath with wall mounted shower over, tiled surround. Pedestal wash basin. Low flush WC. Heated towel rail. Extractor fan. Vinyl flooring. Frosted UPVC double glazed window, rear aspect.



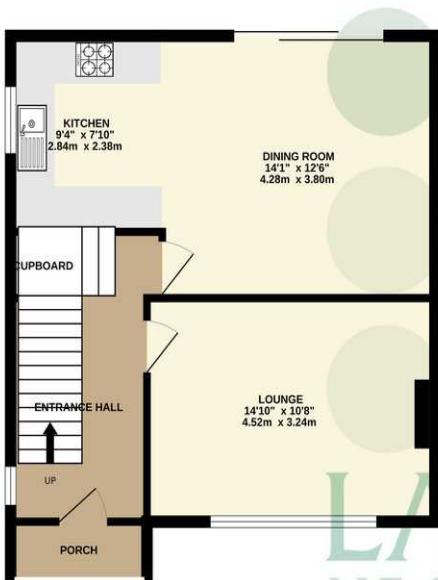
#### **Outside**

To the rear there is an enclosed garden which comprises of a lawn section, gravelled area and hardstanding area, flower borders to one side. The garden is bounded by fencing with a timber gate providing side access from the front. Wooden door provides side access in to the shed & garage.

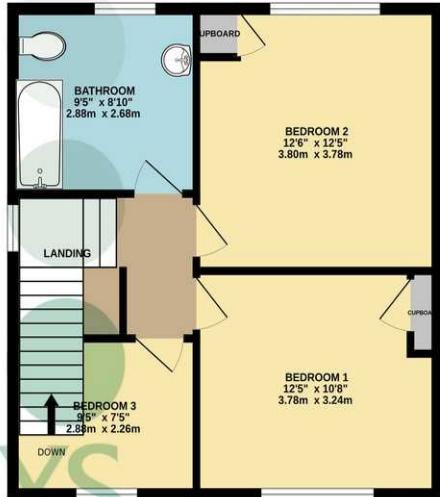
To the front there are two lawn areas, bounded by walling. Tarmac path leads to the front door. Tarmac drive provides off road parking and leads to the Garage.



## GROUND FLOOR



## 1ST FLOOR



**LACEYS**  
YEOVIL LTD

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 52005



	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	86
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	67
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
www.EPC4U.COM		



### 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* - 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.gov.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* - 3 Bedroom Semi-detached House
- *Property Construction* -
- *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, Clas He combi boiler located in the cupboard in the Entrance Hall 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.
- *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 10/09/2025. 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.