



Larkhill Road, Yeovil, Somerset, BA21 3HQ

Guide Price £210,000

Freehold

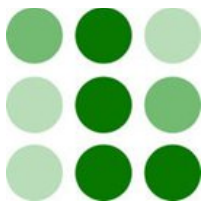
This three bedroom semi-detached home is situated in a popular location close to local primary and secondary schools and is offered for sale with no forward chain. The accommodation includes a porch, hallway, sitting room, separate dining room, kitchen, rear lobby, WC and stores whilst upstairs there are two double bedrooms, a sensible size single room and a shower room. There are mature front and rear gardens with the latter being a particularly good size.

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66 Larkhill Road, Yeovil, Somerset, BA21 3HQ



- Semi-Detached House
- Three Bedrooms
- Popular Location
- In Need Of Modernisation
- Shower Room
- Two Reception Rooms
- Gas Central Heating throughout downstairs and on the landing and in the bathroom.
- Double Glazed
- No Forward 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 425115**.

The **ACCOMMODATION** comprises:

Hallway

The hallway has doors leading to the sitting room and kitchen with a further door opening to a storage cupboard. There is a ceiling light point and a radiator. Stairs provide access to the first floor landing and there is a storage cupboard beneath.

Sitting Room 4.53 m x 3.70 m (14'10" x 12'2")

The sitting room has two double glazed windows which overlook the front garden and a gas fire which provides a nice focal feature to the room. There is an enclosed ceiling lamp, a radiator and glazed double doors which open to the dining room.

Dining Room 2.83 m x 2.68 m (9'3" x 8'10")

Conveniently positioned between the living room and kitchen and dining room has a double glazed window overlooking the rear garden and a double glazed door providing access. There is a ceiling light point and two radiators.

Kitchen 3.88 m x 2.72 m (12'9" x 8'11")

Fitted with a selection of wall, base and drawer units with work surfaces above. There is a radiator, a stainless steel sink and a strip light. A double glazed window faces the side of the property. Doors open to the hallway and rear lobby. The gas fired boiler can be found in here.

Rear Lobby

The rear lobby/enclosed/covered pathway has doors which open to the garden and the side/front of the property. Doors open to two useful stores and the WC.

Store

Store

WC

Fitted with a low level WC, ceiling light point and obscured double glazed window.

Landing

Doors open to all three bedrooms and the shower room. There is a double glazed window facing the side of the property, a radiator and a ceiling light point. Access is available to the loft.

Bedroom One 3.72 m x 3.65 m (12'2" x 12'0")

A good size double bedroom with a double glazed window overlooking the front of the property and a ceiling light point.

Bedroom Two 3.72 m x 2.78 m (12'2" x 9'1")

The second bedroom is also a good size double room with a built in cupboard and an airing cupboard housing the hot water cylinder. A double glazed window overlooks the rear garden and there is a ceiling light point.

Bedroom Three 3.05 m x 2.73 m (10'0" x 8'11")

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

Shower Room

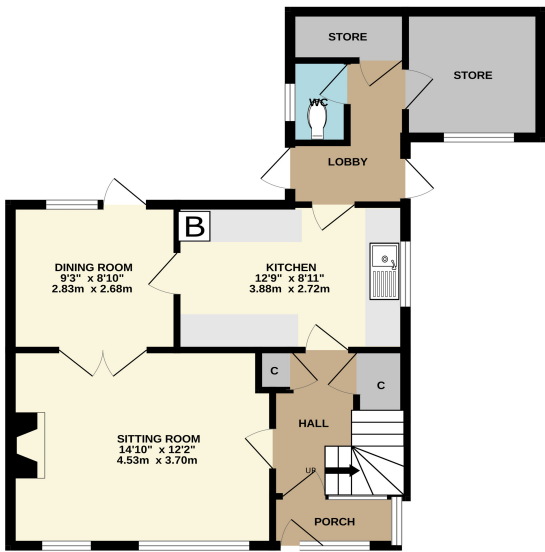
Fitted with a low threshold walk in shower with screen to side and pull down seat, pedestal wash basin and a low level WC. There is an obscured rear facing double glazed window, a ceiling light point and a radiator.

Outside

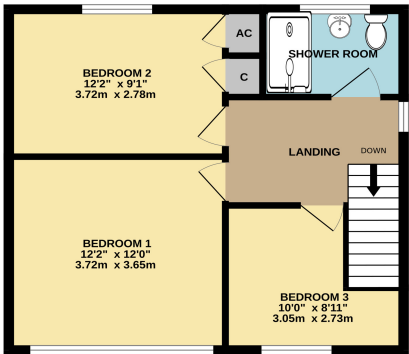
The property sits nicely back from the road with a brick wall set in front of an area of lawn. A pathway leads to the front porch and side lobby. The rear garden is a good size and has been designed with ease of maintenance in mind, is fully enclosed and mainly laid to lawn with a central pathway. There is a wooden shed.



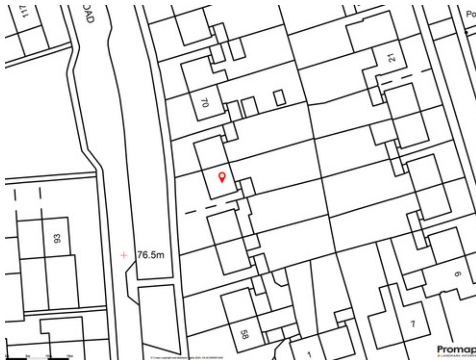
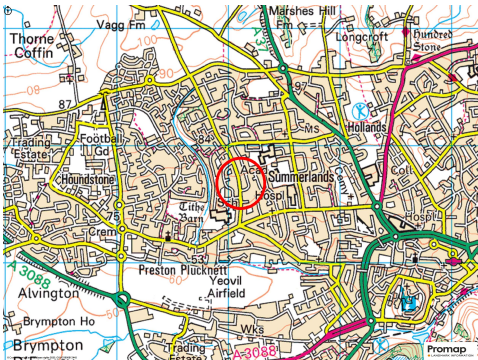
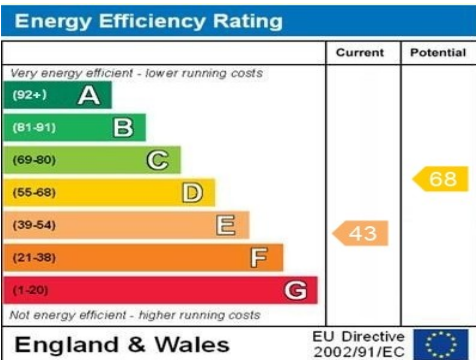
GROUND FLOOR



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.
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Material Information

In compliance with the Digital Markets, Competition and Consumers Act 2024

Material Information applicable in all circumstances

- Council Tax Band - Band B
- Asking Price - Guide Price £210,000
- 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. Originally Non Standard Construction, now repaired in accordance with a licenced PRC Homes Ltd scheme carried out in 1988
- 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- boiler in kitchen, tank in airing cupboard. Fitted throughout downstairs and on the landing and in the bathroom.
- 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 - On Street Parking

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 property other than as a private dwellinghouse. Not to carry on or cause or permit or suffer to be carried on upon the premises or any part thereof any trade or business and in particular but without prejudice to the generality of the foregoing covenant not to use or permit or suffer the same to be used for the sale of intoxicating liquors or as a shop. Not to station or cause or permit or suffer the stationing on the premises 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.
- Current Flood Risk - According to the Environment Agency's website the property is at medium risk of surface water flooding and very low risk of river and sea flooding. 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) -E

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 03/09/25. 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.