



Marsh Lane, Yeovil, Somerset, BA21 3BX

Guide Price £415,000

Freehold

An impressive three bedroom, two reception room detached family home that offers well proportioned accommodation and is well presented throughout, set in a popular residential location within easy reach of local amenities. The home benefits from gas central heating, double glazing, utility room, cloakroom, lovely kitchen/breakfast room, four piece bathroom suite, enclosed rear garden that enjoys good privacy, garage and off road parking for multiple vehicles.

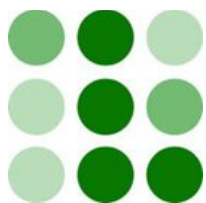
 **LACEYS**  
**YEOVIL LTD**



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9 Marsh Lane, Yeovil, Somerset, BA21 3BX



- An Impressive Three Bedroom, Two Reception Room Detached Family Home
- Well Proportioned Accommodation, Well Presented Throughout
- Popular & Convenient Location
- Lovely Kitchen/Breakfast Room
- Gas Central Heating
- Double Glazed
- Utility Room & Cloakroom
- Enclosed Rear Garden, Enjoying Good Privacy
- Garage
- Off Road Parking For Multiple Vehicles



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 Porch.

#### **Entrance Porch**

Inset Hessian doormat. UPVC double glazed window, front aspect. Stained glass door to the Entrance Hall.

#### **Entrance Hall**

Radiator. Phone point.. Understairs recess. Doors to Lounge & Dining Room. Stairs lead up to a Half Landing, with further stairs up to the Main Landing.

#### **Lounge 4.19 m x 3.99 m (13'9" x 13'1")**

Built in fireplace with Woodburner in situ, wooden mantle above. TV point. Radiator. Picture rail. Cornicing. Ceiling rose. UPVC double glazed bay window, front aspect.

#### **Dining Room 3.49 m x 3.35 m (11'5" x 11'0")**

Radiator. Throughway to the Kitchen/Breakfast Room.

#### **Kitchen/Breakfast Room 6.10 m x 2.75 m (20'0" x 9'0")**

Well fitted kitchen comprising an inset Belfast sink, mixer tap, wooden worksurfaces with a good range of cupboards & drawers below. Built in oven, grill & hob, extractor above. Integrated dishwasher. Integrated fridge. Wall mounted cupboards. Wall mounted Vaillant boiler also housed within a matching cupboard. Radiator. Laminate flooring. Space for table & chairs. Two UPVC double glazed windows, rear & side aspects. UPVC double glazed, double opening doors to the rear garden. Door to the Utility Room.

#### **Utility Room 2.94 m x 2.57 m (9'8" x 8'5")**

Comprising inset stainless steel single drainer, single sink unit with mixer tap, rolltop worksurface with cupboard below. Recesses for washing machine, plumbing in place & a tumble dryer. Wall mounted cupboard. Built in desk area Built in shelving. Radiator. Laminate flooring. UPVC double glazed window, side aspect. Door to the Cloakroom.

#### **Cloakroom**

Comprising low flush WC. Wall mounted wash basin. Radiator. Laminate flooring. Inset ceiling spotlights. Frosted UPVC double glazed window, side aspect.

#### **Landing**

Coved ceiling. Built in airing cupboard which houses the hot water tank. Frosted UPVC double glazed window, side aspect. Doors to all Three Bedrooms & the Bathroom.

#### **Bedroom One 4.36 m x 3.98 m (14'4" x 13'1")**

Radiator. Coved ceiling. UPVC double glazed bay window, front aspect.

#### **Bedroom Two 3.51 m x 3.36 m (11'6" x 11'0")**

Radiator. UPVC double glazed window, rear aspect.

#### **Bedroom Three 3.02 m x 1.98 m (9'11" x 6'6")**

Radiator. UPVC double glazed window, front aspect.

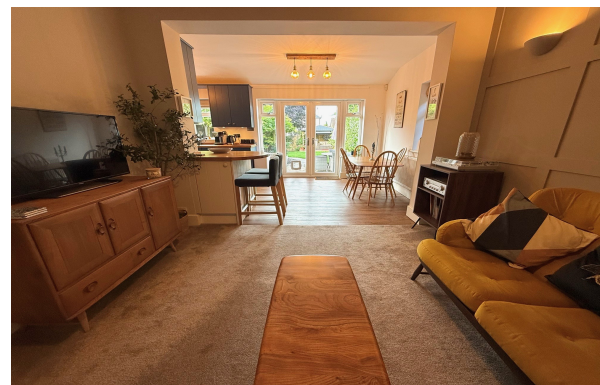
#### **Bathroom**

White four piece suite comprising Victorian rolltop bath with mixer tap shower attachment. Corner shower cubicle with a wall mounted electric shower in situ, panelled surround. Vanity sink unit. Low flush WC. Extractor fan. Radiator. Laminate flooring. Coved ceiling. Inset ceiling spotlights. Frosted UPVC double glazed window, rear aspect.

#### **Outside**

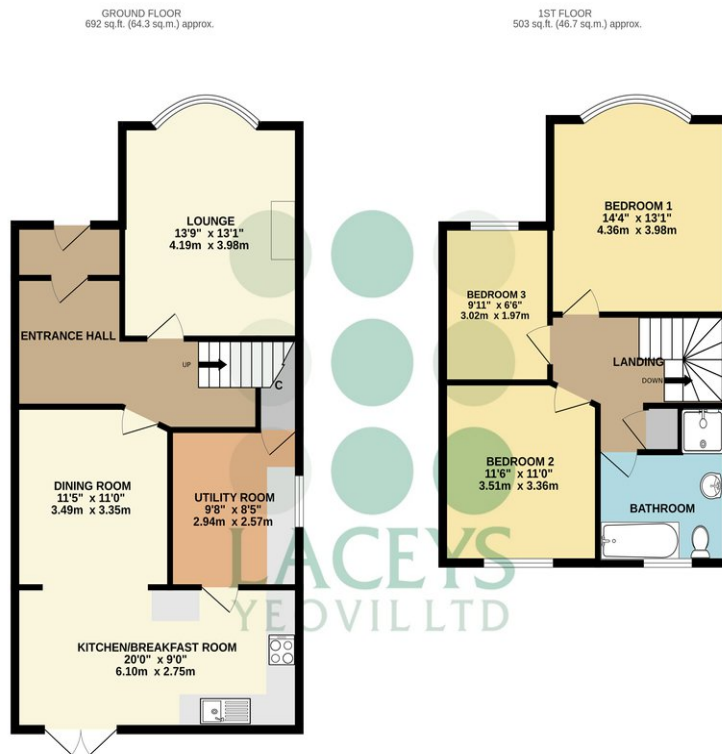
To the rear there is a nice sized enclosed rear garden that enjoys a good degree of privacy. The garden comprises paved patio area, lawn section, shingled areas, gravelled area, good selection of trees, plants & shrubs in situ. To the far end there is a Pergola with a decked seating area in situ. Outside power points. Timber garden shed. The garden is bounded by fencing, timber gate provides access from the drive. Iron gate provides side access from the other side. Wooden door provides side access to the Garage.

To the front a paved drive that provides off road parking for multiple vehicles and access to the Garage. Outside tap. Outside lights. Gravelled section that also provides further parking if required. Raised bed to front corner with various shrubs in situ. The front area is bounded by fencing, walling & shrubs.

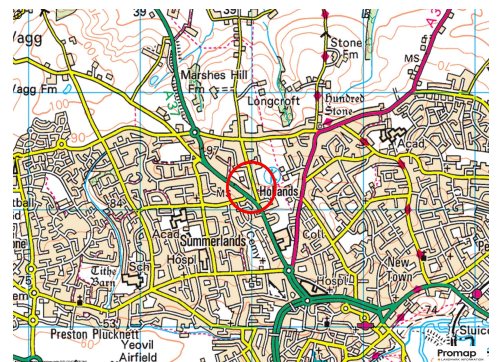
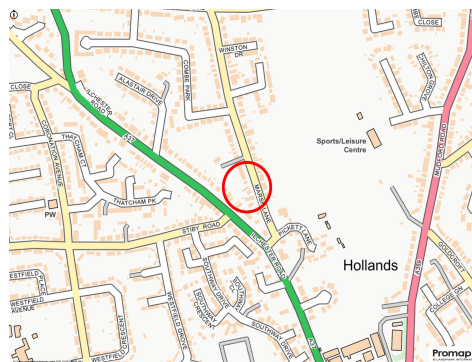
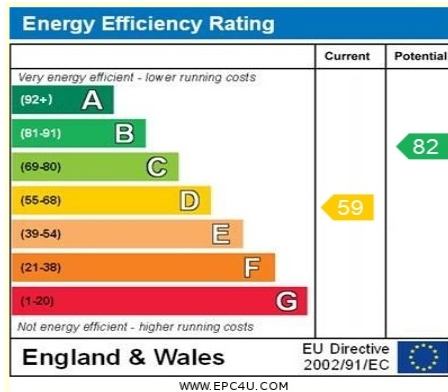




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TOTAL FLOOR AREA: 1195 sq.ft. (111.0 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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 MapInfo ©2005



## 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* - E
- *Asking Price* - Guide Price £415,000
- *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 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, Vaillant boiler located in the Kitchen, hot water tank located in the airing cupboard. Woodburner in situ in the Lounge.
- *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 10/9/2025. 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.