

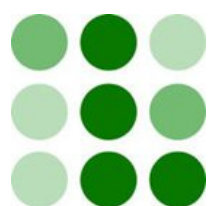


Roe Avenue, Houndstone, Yeovil, Somerset,
BA22 8SD.

Guide Price £315,000

Freehold

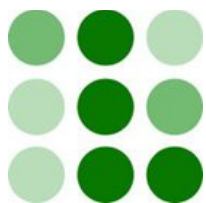
A well proportioned and very well presented three bedroom, two reception room semi-detached family home set in this popular & convenient residential location. The home benefits gas central heating, UPVC double glazing, utility room, en-suite to the main bedroom, three double bedrooms, enclosed rear garden and off road parking for 2-3 vehicles. No Onward Chain.

 **LACEYS**
YEOVIL LTD



12-14 Hendford, Yeovil, Somerset, BA20 1TE

Tel: 01935 425115 Email: info@laceysyeovil.co.uk



20 Roe Avenue, Houndstone, Yeovil, Somerset,
BA22 8SD



- A Well Proportioned Three Bedroom Semi-Detached Family Home
- Two Reception Rooms
- Popular & Convenient Location
- En-Suite To Main Bedroom
- Three Double Bedrooms
- Utility Room
- Gas Central Heating & UPVC Double Glazing
- Enclosed Rear Garden
- Off Road Parking For 2-3 Vehicles
- 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

Double glazed front door to the Entrance Hall.

Entrance Hall

Wooden flooring. Radiator. Understairs recess. Picture rail. UPVC double glazed window, side aspect. Doors to the Lounge & Kitchen. Stairs to first floor Landing.

Lounge 4.22 m x 3.67 m (13'10" x 12'0")

Built in open fireplace, Woodburner in situ. Radiator. TV point. Picture rail. Wooden flooring. Built in cupboards and shelving to the alcove. UPVC double glazed window, front aspect with shutters in situ. Throughway to the Dining Area.

Dining Room 3.30 m x 2.51 m (10'10" x 8'3")

Wooden flooring. Radiator. Picture rail. UPVC double glazed window, rear aspect. Glazed door to the Kitchen.

Kitchen 3.05 m x 2.96 m (10'0" x 9'9")

Comprising inset single drainer, single sink unit with mixer tap, rolltop worksurface with cupboards & drawers below. Built in oven & hob. Tiled floor. Integrated fridge/freezer. Floor to ceiling cupboard. Inset ceiling spotlights. UPVC double glazed window, rear aspect, shutters in situ. Throughway to the Utility Room.

Utility Room 3.40 m x 2.51 m (11'2" x 8'3")

Radiator. Tiled floor. Built in worktop with space below for washing machine, plumbing in place and a tumble dryer. UPVC double glazed window, front aspect with shutters in situ. UPVC double glazed double opening doors to the Rear Garden.

First Floor Landing

UPVC double glazed window, side aspect, shutter in situ. Doors to Bedrooms One & Two & the Family Bathroom.

Bedroom One 4.65 m x 3.58 m (15'3" x 11'9")

Built in double fronted wardrobe. Radiator. TV point. Phone point. Picture rail. UPVC double glazed window, front aspect with shutters in situ. Door to the En-Suite Shower Room.

En-Suite Shower Room

Comprising double width shower cubicle with a wall mounted shower, panelled surround. Wall mounted wash basin. Low flush WC. Heated towel rail. Extractor fan. Vinyl flooring. Inset ceiling spotlights. UPVC double glazed window, front aspect, shutter in situ.

Bedroom Two 3.33 m x 3.07 m (10'11" x 10'1")

Radiator. Built in cupboard which also houses the boiler. Picture rail. UPVC double glazed window, rear aspect, shutters in situ.

Family Bathroom

White suite comprising bath with wall mounted shower, over sized head, tiled surround. Pedestal wash basin. Low flush WC. Radiator. Extractor fan. Revealed floorboards. Frosted UPVC double glazed window, rear aspect with shutters in situ.

Second Floor Landing

Built in cupboards & shelving. Door to Bedroom Three.

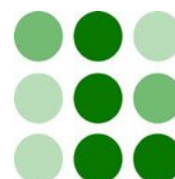
Bedroom Three 5.49 m x 3.96 m (18'0" x 13'0")

Radiator. Built in eaves storage space. TV point. UPVC double glazed window, front aspect with shutters in situ.

Outside

To the rear there is an enclosed garden that comprises of two paved patio areas, lawn area. Outside tap. Timber summerhouse. The garden is bounded by fencing, timber gate provides side access from the front of the home.

To the front there is a lawn area with a selection of trees and shrubs in situ, bounded by hedging & shrubs. Gravelled drive provides off road parking for multiple vehicles. Outside light. Entrance canopy above the front door.

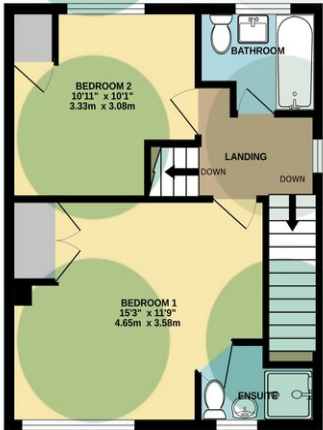


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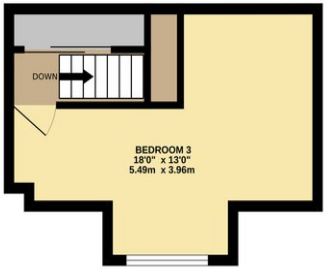
GROUND FLOOR



1ST FLOOR



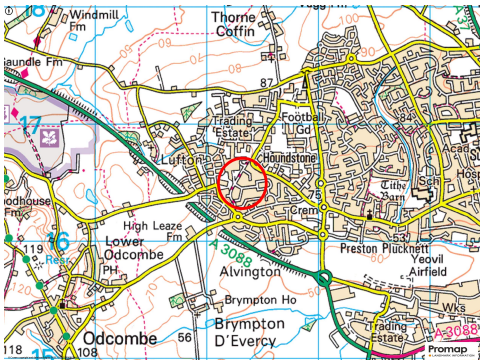
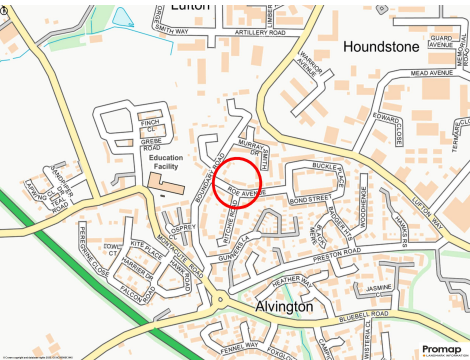
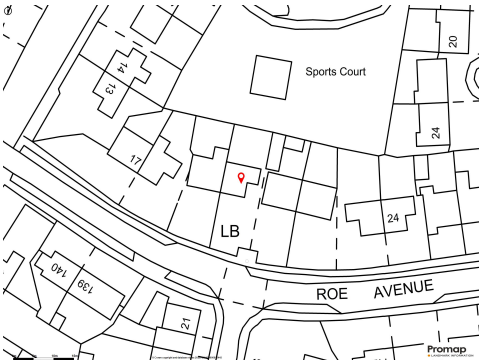
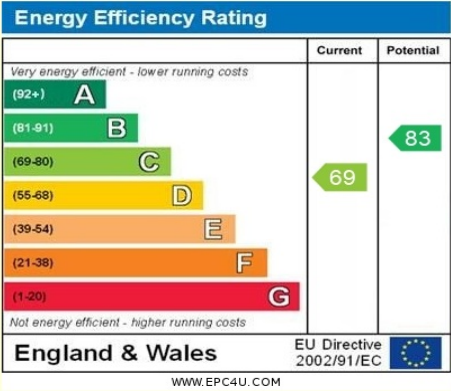
2ND FLOOR



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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

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 £315,000
- *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 Semi-detached House
- *Property Construction* - Non-Traditional Construction (Wimpey No-Fines)
- *Number And Types Of Rooms* - See Details and Plan, all measurements being maximum dimensions provided between internal walls.
- *Electricity Supply* - Mains
- *Water Supply* - Mains on a Meter.
- *Sewerage* - Mains
- *Heating* - Gas Central Heating, boiler located in Bedroom Two within the built in cupboard, also heats the hot water. Woodburner in situ in the Lounge too.
- *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* - 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. Restricted Covenants include;- To be used as a private dwellinghouse only. No trade or business. Not to keep or permit to be kept at or upon the Property any animal other than ordinary domestic pets. *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.
- *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) - 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 19/9/2025. 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.