



Ritchie Road, Houndstone, Yeovil, Somerset,  
BA22 8SH.

Guide Price £180,000

Freehold

**A two bedroom semi-detached house set in this popular residential location that requires some updating throughout. The house benefits from gas central heating, UPVC double glazing, garden room, enclosed rear garden and off road parking for 3-4 vehicles. No Onward Chain.**

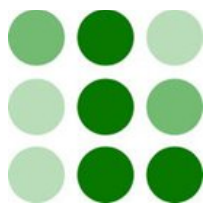
 **LACEYS  
YEOVIL LTD**



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2 Ritchie Road, Houndstone, Yeovil, Somerset,  
BA22 8SH



- A Two Bedroom Semi-Detached House
- Popular Residential Location
- In Need Of Some Updating Throughout
- Gas Central Heating
- UPVC Double Glazing
- Garden Room
- Enclosed Rear Garden
- Off Road Parking For 3-4 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**

Radiator. Built in understairs cupboard. Dado rail. Phone point. Stairs up to the Landing. Glazed door to the Lounge. Throughway to the Kitchen.

### **Lounge 4.36 m x 3.65 m (14'4" x 12'0")**

Radiator. TV point. Coved ceiling. Double glazed sliding patio doors to the Garden Room.

### **Garden Room 3.17 m x 3.02 m (10'5" x 9'11")**

Laminate flooring. UPVC double glazed double opening doors to the Rear Garden.

### **Kitchen 2.92 m x 1.85 m (9'7" x 6'1")**

Comprising inset stainless steel circular bowl & drainer, mixer tap, rolltop worksurface with cupboards & drawers below. Recess for cooker, extractor hood above. Recess for washing machine, plumbing in place. Recess for undercounter fridge. Wall mounted cupboards. Wall mounted Vaillant combi boiler. Radiator. Dimmer switch. Vinyl flooring. Trail of spotlights. UPVC double glazed window, front aspect.

### **Landing**

Hatch to loft space. Radiator. Doors to both Bedrooms & the Bathroom.

### **Bedroom One 3.63 m x 2.69 m (11'11" x 8'10")**

Radiator. Phone point. Coved ceiling. UPVC double glazed window, rear aspect.

### **Bedroom Two 2.65 m x 2.56 m (8'8" x 8'5")**

Radiator. Built in airing cupboard. Two UPVC double glazed windows, both front aspects.

### **Bathroom 1.90 m x 1.68 m (6'3" x 5'6")**

White suite comprising bath with a wall mounted Triton electric shower over, tiled surround. Pedestal wash basin. Low flush WC. Radiator. Extractor fan. Tiled walls. Frosted UPVC double glazed window, side aspect.

### **Outside**

To the rear there is an enclosed garden that comprises of two paved patio areas, cultivated area, gravelled sections, range of plants, trees & shrubs in situ. Timber garden shed. The garden is bounded by fencing, timber gate provides side access from the drive.

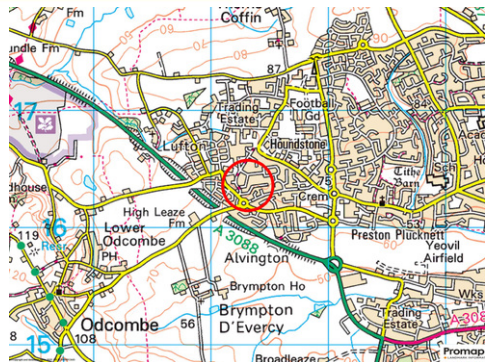
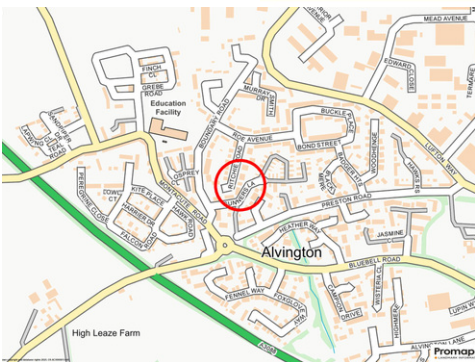
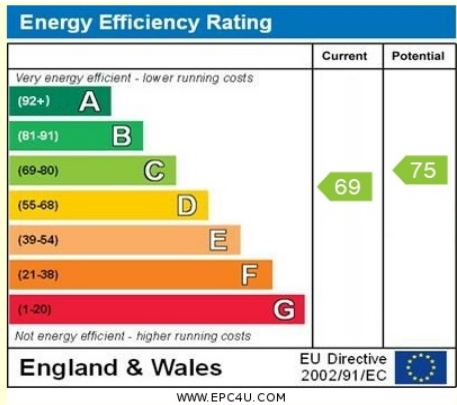
To the front there is an enclosed garden area bounded by shrubs. Path to the front door, entrance canopy above. Tarmac drive provides off road parking for 3-4 cars. Outside tap.



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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 misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with floorplan 12025



**Please Note**  
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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 £180,000
- *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* - 2 Bedroom Semi-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
- *Sewerage* - Mains
- *Heating* - Gas Central Heating, Vaillant combi 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* - 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;- Not to use the Property or any building erected thereon for any purpose other than residential use. 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 11/9/2025. 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.