



Bond Street, Houndstone, Yeovil, Somerset, BA22 8SP

Guide Price £320,000

Freehold

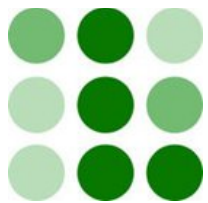
This extended four bedroom semi-detached family home offers generous accommodation including an entrance lobby, cloakroom, L-shaped Kitchen/Dining/Family Room and a twin aspect sitting room. On the first floor are four good size bedrooms all with fitted wardrobes and the recently fitted family bathroom. The property offers ample driveway parking to the front and a fully enclosed garden to the rear.

 **LACEYS
YEOVIL LTD**



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

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



75 Bond Street, Houndstone, Yeovil, Somerset,
BA22 8SP



- Four Bedroom Semi-Detached Home
- Popular Location
- L-Shaped Kitchen/Family Room
- Downstairs WC
- Ample Parking
- Enclosed Gardens
- Modern Family Bathroom
- Gas Central Heating.
- Double Glazed

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:

Entrance Hallway

Doors open to the sitting room, cloakroom and kitchen/family room and stairs lead to the first floor landing. There is a useful storage cupboard.

Sitting Room 6.25 m x 3.29 m (20'6" x 10'10")

This twin aspect room has a large double glazed window overlooking the front of the property and patio doors which open to the garden. There are a good selection of built in cabinets including slim line above which one can place a television and a dresser style unit with low level storage and glazed cupboards above. There are two ceiling light points and decorative wall panelling.

Kitchen/Family Room 6.29 m x 5.93 m (20'8" x 19'5")

This L-shaped room certainly feels like the hub of this home and offers a great selection of built in cupboards and drawers along with open shelving. There are two built in ovens and an electric hob with extractor hood above. There is space for an American style fridge/freezer along with space for a washing machine, tumble dryer and washing machine. There is a stainless steel sink with mixer tap which is conveniently situated under the rear facing double glazed window. There is a further window to the front in the dining area and patio doors which open to the rear garden.

Cloakroom

Fitted with a combination basin with mixer tap/WC. There is an understairs storage cupboard and a ceiling light point.

First Floor Landing

Doors open to all four bedrooms and the family bathroom. There are recessed spot lighting and access is available to the loft.

Bedroom One 4.29 m x 2.70 m (14'1" x 8'10")

A generous double bedroom with extensive fitted wardrobes. Two double glazed windows overlook the front of the property with radiators beneath. There is recessed spot lighting and a deep cupboard which houses the gas fired boiler.

Bedroom Two 3.31 m x 3.03 m (10'10" x 9'11")

A further double bedroom with a double glazed window overlooking the rear garden, a radiator and a ceiling light point. There are fitted wardrobes.

Bedroom Three 3.49 m x 3.52 m (11'5" x 11'7")

Positioned at the front of the property the third bedroom is also a double room with fitted wardrobes, a radiator and a ceiling light point.

Bedroom Four 4.29 m x 2.70 m (14'1" x 8'10")

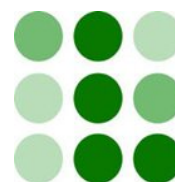
The fourth bedroom is a sensible size single room with a double glazed window overlooking the rear garden. There are fitted wardrobes, a radiator and a ceiling light point.

Family Bathroom

The bathroom has a luxury feel and is fitted with a panel enclosed bath with mixer tap and rainfall shower with hand held attachment above and screen to side, a concealed cistern WC and a wash basin with mixer tap and vanity drawers beneath. There is a heated towel rail, extractor fan, recessed spot lighting and a mirror with integrated light.

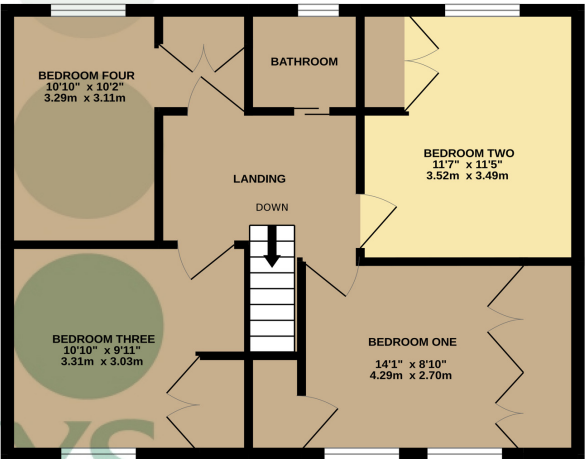
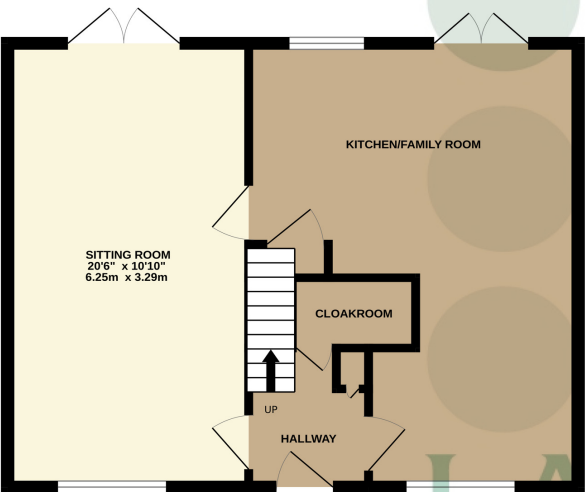
Outside

To the front of the property there is ample driveway parking whilst to the rear there is a fully enclosed garden which is mainly laid to lawn with a good sized shaped patio perfect for al-fresco dining. There is a shed, outside power point and tap.



GROUND FLOOR
515 sq.ft. (47.9 sq.m.) approx.

1ST FLOOR
515 sq.ft. (47.9 sq.m.) approx.

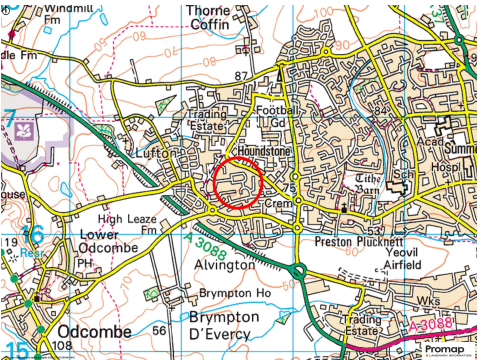
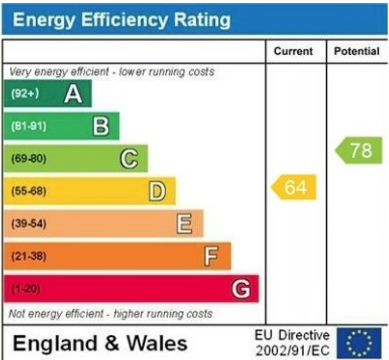


**LACEYS
YEOVILLTD**

TOTAL FLOOR AREA: 1031 sq.ft. (95.8 sq.m.) approx.

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 ©2025



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
Photographs are reproduced for general information and it must not be inferred that any item is included for sale / to let with this property. Please note floor plans are not to scale and are for identification purposes only. The photographs used in these particulars may have been taken with the use of a wide angle lens. If you have any queries as to the size of the accommodation or plot, please address these with the agent prior to making an appointment to view.

Material Information applicable in all circumstances**Material Information**

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

Material Information applicable in all circumstances

· Council Tax Band - B- Please note that an improvement indicator has been mentioned and therefore the property may be re-banded following completion of a purchase.

· Asking Price - Guide Price £320,000

· 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 -We understand that the property is of Wimpy No Fines construction which to our understanding is mortgageable and has been mortgaged in the past.

· Number And Types Of Rooms - See Details and Plan, all measurements being maximum dimensions provided between internal walls.

· Electricity Supply -Mains

· Water Supply -Mains-metered

· Sewerage -Mains

· Heating -Gas Central Heating-combination boiler A/C in bedroom.

· 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 -Driveway 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.

· Restrictions -Restricted Covenants include; Not to erect or plant or to allow to be erected or planted any wall or fence or hedge of any description on any part of the property in advance of the front elevation of the dwellinghouse erected on the property. Not to use the property or any building erected thereon for any purpose other than that of a private dwellinghouse with garage for use only in connection with the occupation of that dwellinghouse.

Material Information That May Or May Not Apply Continued.

Not to use the property or any part thereof for any noisy noxious or offensive trade or business or for any purpose which may be or become a nuisance or cause damage or annoyance to the vendor or other owners or occupiers for the time being of the retained land or any part. Not to keep or permit to be kept at or upon the property any animal other than ordinary domestic pets. Not to park vehicles on any grass verge or in such a way as to obstruct the free running of vehicles along the roads on the property and retained land. Not to make or allow to be made any opening in the rear boundary fence of the property. Please note other covenants exist. We recommend that you consider these with your legal advisor.

Material Information that may or may not apply continued

· 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 considered to be at Very Low Risk of River, Sea & Surface Water 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) -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 25/09/2025. 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.