

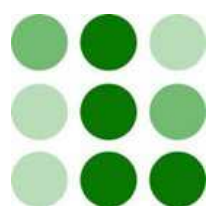


Great Mead, Wyndham Park, Yeovil, Somerset,
BA21 5BP

Guide Price £250,000

Freehold

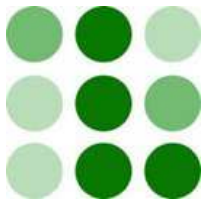
A well presented three bedroom semi-detached family home set on the popular Wyndham Park development, close to local amenities. The home benefits from gas central heating, UPVC double glazing, cloakroom, en-suite to the main bedroom, enclosed rear garden and allocated parking for two cars. No Onward Chain.

 **LACEYS**
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102 Great Mead, Wyndham Park, Yeovil, Somerset,
BA21 5BP



- A Well Presented Three Bedroom Semi-Detached Family Home
- Popular Wyndham Park Development
- Close To Local Amenities
- Gas Central Heating
- UPVC Double Glazing
- En-Suite To Main Bedroom
- Cloakroom
- Enclosed Rear Garden
- Allocated Parking For Two 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

Front door to the Entrance Lobby - Radiator. Laminate flooring. Doors to the Cloakroom & Lounge.

Cloakroom

Comprising low flush WC. Pedestal wash basin. Radiator. Extractor fan. Laminate flooring.

Lounge 4.88m (16') x 3.49m (11'5")

Radiator. TV point. Phone point. UPVC double glazed window, front aspect. Door to the Inner Lobby.

Inner Lobby

Radiator. Stairs up to the Landing. Door to the Kitchen/Diner.

Kitchen/Dining Area 4.57m (15') x 4.18m (13'9")

Comprising inset stainless steel single drainer, single sink unit with mixer tap, rolltop worksurface with a good range of cupboards & drawers below. Built in oven & hob with extractor hood above. Recesses for washing machine & dishwasher, plumbing in place for both. Space for upright fridge/freezer. Wall mounted cupboards. Wall mounted combi boiler, also housed within a cupboard. Laminate flooring. Space for table & chairs. UPVC double glazed window, rear aspect. UPVC double glazed, double opening doors to the Rear Garden.

Landing

Hatch to loft space. Built in airing cupboard. Doors to all Three Bedrooms & the Family Bathroom.

Bedroom One 3.22m (10'7") x 3.04m (10')

Radiator. UPVC double glazed window, rear aspect with outlook. Door to the En-Suite Shower Room.

En-Suite Shower Room 2.46m (8'1") x 1.46m (4'9")

Comprising a double width shower cubicle with a wall mounted Triton electric shower in situ, tiled surround. Pedestal wash basin. Low flush WC. Heated towel rail. Shaver point. Extractor fan. Vinyl flooring. Frosted UPVC double glazed window, side aspect.

Bedroom Two 3.94m (12'11") x 2.36m (7'9")

Radiator. UPVC double glazed window, front aspect.

Bedroom Three 2.62m (8'7") x 2.13m (7')

Radiator. UPVC double glazed window, front aspect.

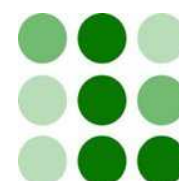
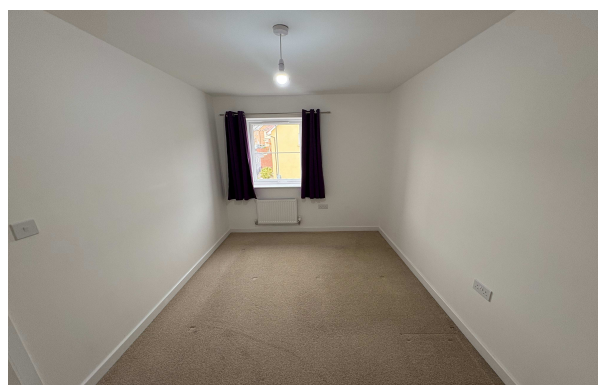
Family Bathroom 2.58m (8'6") x 2.40m (7'10")

White suite comprising bath with mixer tap, tiled surround. Pedestal wash basin. Low flush WC. Heated towel rail. Shaver point. Extractor fan. Vinyl flooring. Frosted UPVC double glazed window, side aspect.

Outside

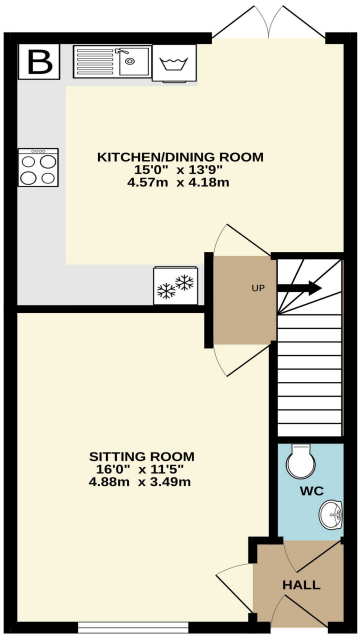
To the rear of the property there is an enclosed garden, nice lawn area with paved patios to the top side and lower side of the garden. The garden is bounded by walling & fencing with a timber gate providing side/rear access and access to the allocated parking spaces.

To the front there is a lawn area. Path to the front door,

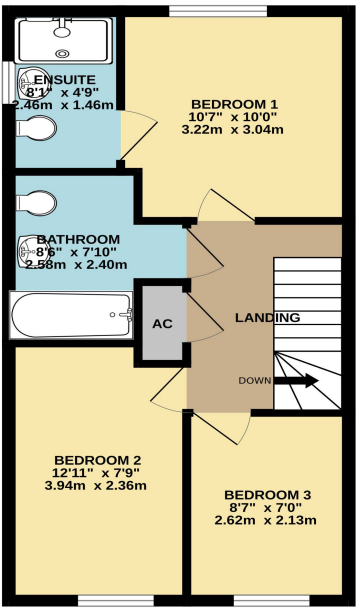


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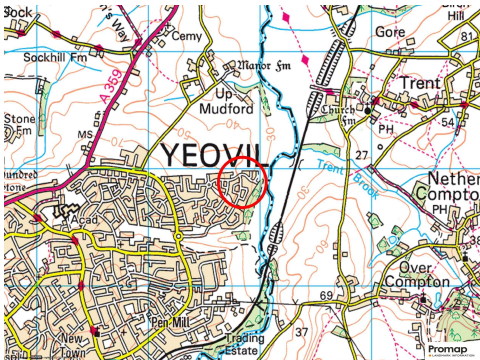
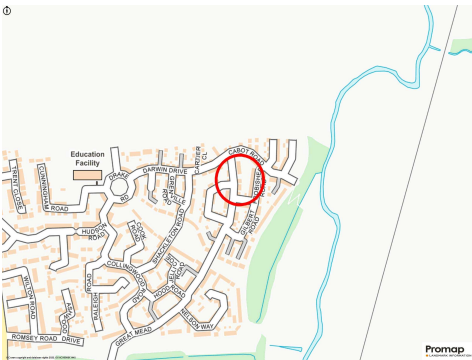
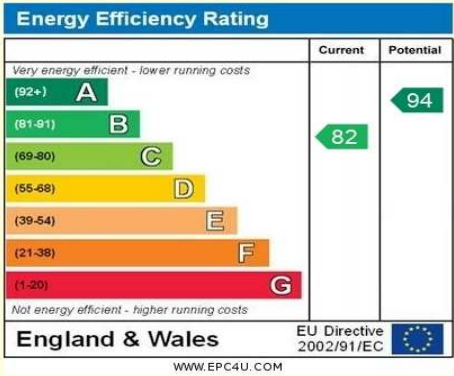
GROUND FLOOR
437 sq.ft. (40.6 sq.m.) approx.



1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA: 874 sq.ft. (81.2 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.
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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* - C.
- *Asking Price* - Guide Price £250,000
- *Tenure* - Freehold
- *Garden & Ground Service Charge* every 6 months, most recent payment was £65.26 in August 2025.
- *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 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 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* - 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, on a meter.
- *Sewerage* - Mains
- *Heating* - Gas Central Heating, 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* - Allocated Two Spaces.

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;- Only be used as a single private dwelling. Not to be used for any trade or business or profession without the prior written consent of the BDW Trading Ltd. No animals may be kept on the Property except a reasonable number of common domestic pets. Not to keep permanently on the Property any boat, lorry, trailer, caravan, house on wheels, motorhome or unroadworthy vehicle. Not to park any commercial vehicle other than a light van of 2500KG Gross laden weight on the Property. *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) - B.

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 29/9/2025. 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.