

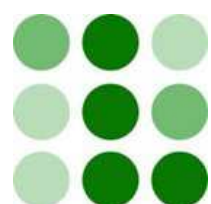


Burroughes Avenue, Yeovil, Somerset, BA21 3JU

Offers Over £300,000

Freehold

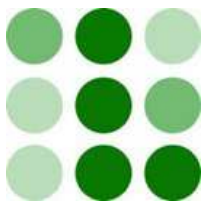
A well presented and well proportioned three bedroom, two reception room semi-detached family home set in a tucked away position in this popular residential location. The home benefits from gas central heating, UPVC double glazing, cloakroom, four piece bathroom suite, lovely enclosed good sized wrap around garden enjoying good privacy, larger than average garage and off road parking for multiple vehicles.

 **LACEYS
YEOVIL LTD**



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44 Burroughes Avenue, Yeovil, Somerset, BA21 3JU



- A Well Presented & Well Proportioned Three Bedroom Semi-Detached Family Home
- Tucked Away Position, Popular Area
- Two Reception Rooms
- Gas Central Heating
- UPVC Double Glazing
- Cloakroom
- Four Piece Bathroom Suite
- Lovely Enclosed Wrap Around Garden
- Larger Than Average 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 double glazed front door to the Entrance Hall.

Entrance Hall

Tiled floor. Radiator. Door to the Cloakroom. Glazed door to the Lounge. UPVC double glazed window, front aspect.

Cloakroom

Comprising low flush WC. Pedestal wash basin. Tiled floor. Radiator. Extractor fan. Inset ceiling spotlight. Frosted UPVC double glazed window, front aspect.

Lounge 7.37 m x 3.23 m (24'2" x 10'7")

Built in fireplace with Woodburner in situ. Two upright radiators. TV point. Phone point. Laminate flooring. UPVC double glazed sliding patio doors to the Rear Garden. Two concertina doors, one to the Kitchen and one to the Inner Lobby.

Kitchen 5.21 m x 2.69 m (17'1" x 8'10")

Well fitted Kitchen comprising inset single drainer, 1 1/2 bowl sink unit with mixer tap, wooden rolltop worksurfaces with cupboards & drawers below. Recess for Range cooker, extractor over. Recesses for washing machine and dishwasher, plumbing in place for both. Space for upright fridge/freezer. Wall mounted cupboards. Built in understairs storage cupboard. Tiled floor. Inset ceiling spotlights. UPVC double glazed window, front aspect. UPVC double glazed door provides access to the Rear Garden.

Inner Lobby

Stairs up to Half Landing, then on to the Full Landing. Glazed door to the Dining Room.

Dining Room 2.82 m x 2.82 m (9'3" x 9'3")

Radiator. Laminate flooring. UPVC double glazed window, rear aspect.

Landing

Large UPVC double glazed window above the Half Landing. Hatch to loft space. Built in airing cupboard which houses the Ideal combi boiler. Doors to all Bedrooms & Bathroom.

Bedroom One 3.76 m x 3.28 m (12'4" x 10'9")

Radiator. Built in double fronted wardrobe. UPVC double glazed window, rear aspect.

Bedroom Two 3.20 m x 2.97 m (10'6" x 9'9")

Radiator. Built in double fronted wardrobe. UPVC double glazed window, front aspect with outlook.

Bedroom Three 2.84 m x 2.84 m (9'4" x 9'4")

Radiator. UPVC double glazed window, rear aspect.

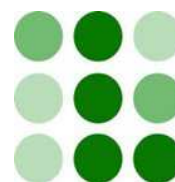
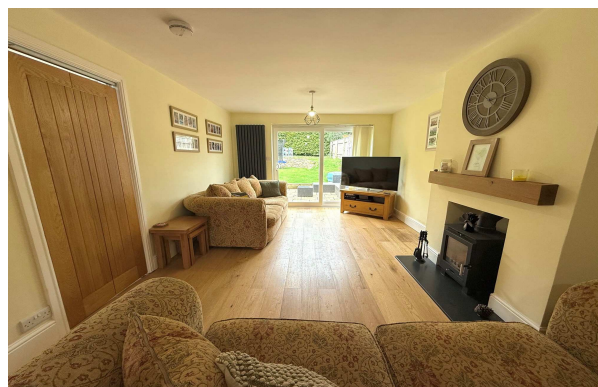
Bathroom

Modern white four piece suite comprising bath with mixer tap, tiled surround. Corner shower cubicle with wall mounted shower, over sized head and panelled surround. Coupled vanity sink unit with low flush WC. Extractor fan. Heated towel rail. Non slip flooring. Inset ceiling spotlights. Two frosted UPVC double glazed windows, both front aspects.

Outside

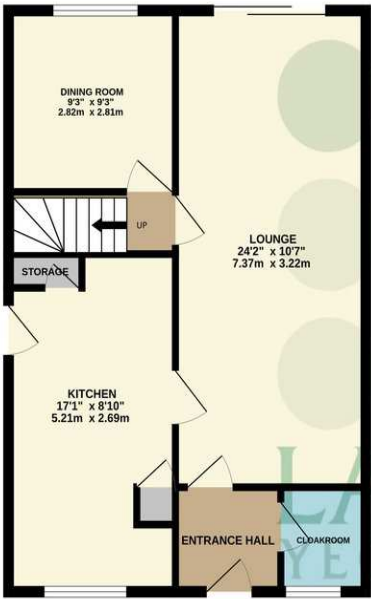
The Rear Garden is one of the real features of the home, offering a good wrap around space and enjoying good privacy. The garden comprises two paved patio areas. Outside lights. Lawn area, with an upper section too, throughway to a further lawn section with mature trees in situ. The garden is bounded by fencing, walling & hedging. A timber gate provides side access from the front of the home. UPVC double glazed door provides side access in to the larger than average Garage.

To the front a driveway provides off road parking for multiple vehicles and access to the Garage - Up & over door, power & lighting in situ. Paved steps up to the front door. Outside light. Outside tap.

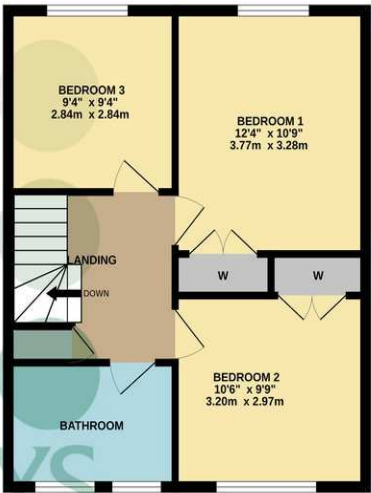


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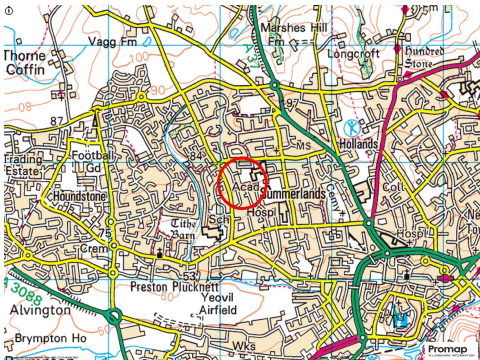
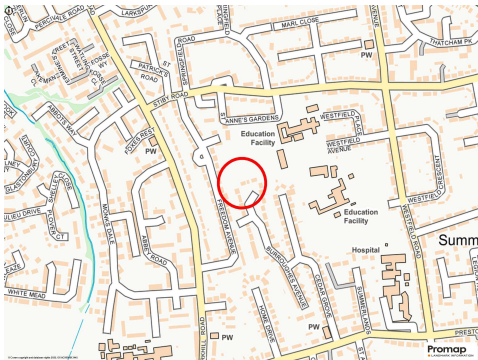
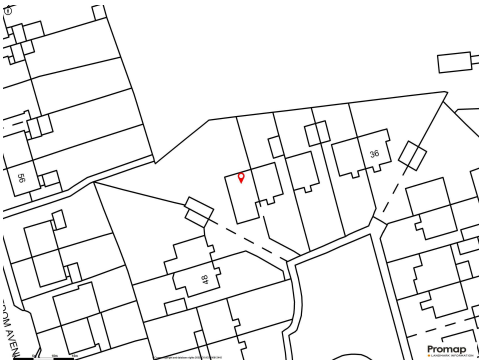
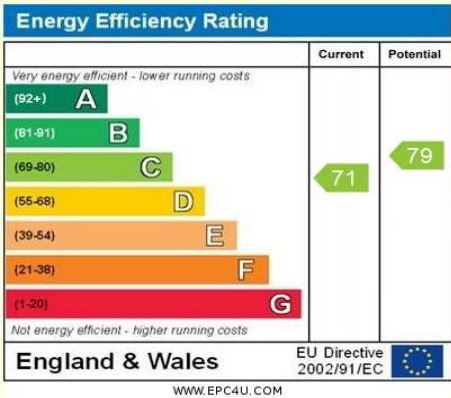
GROUND FLOOR



1ST FLOOR



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.



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

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* - Offers Over £300,000
- *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* - 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, Ideal combi boiler located in the airing cupboard on the Landing that also heats the hot water. Woodburner also 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) - 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 17/10/2025. 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.