

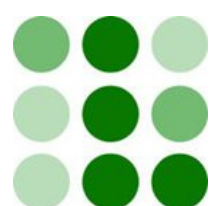


Runnymede Road, Yeovil, Somerset, BA21 5SU

Guide Price £220,000

Freehold

This beautifully presented family home is situated in a popular residential location and has been tastefully modernised by the current owners. The accommodation includes an entrance hallway, cloakroom, spacious sitting/dining room, conservatory and a modern well equipped fitted kitchen. On the first floor the landing provides access to two double bedrooms, a single room and family bathroom. There is an enclosed garden to the rear and communal parking is available.

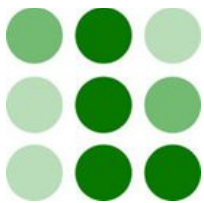


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56 Runnymede Road, Yeovil, Somerset, BA21 5SU



- Modernised Family Home
- Three Bedrooms
- Gas Central Heating & Double Glazed
- Popular Location
- Fitted Kitchen
- Modern Bathroom

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

Upon entering the property you are greeted with an entrance hallway which has a useful storage cupboard. Doors open to the sitting-dining room and cloakroom. Stairs provide access to the first floor landing. There is a radiator and a wall lamp.

Cloakroom

Fitted with a low level WC and a corner wash basin with mixer tap and tiled splashback. There is an obscured front facing double glazed window, a ceiling light point and a radiator.

Sitting-Dining Room 5.37 m x 5.12 m (17'7" x 16'10")

A spacious multi-purpose room with a double glazed window overlooking the conservatory and patio doors opening to the conservatory. There is an understairs storage cupboard, two ceiling light points and a radiator.

Kitchen 3.17 m x 2.97 m (10'5" x 9'9")

Fitted with a good selection of shaker style wall, base and pan drawer units with work surfaces above. The ceramic sink with mixer tap is conveniently situated under the front facing double glazed window. There is space for a Range cooker which has an extractor fan above along with space for a washing machine and fridge/freezer. The dishwasher is built in. There is recessed spot lighting and under unit lighting.

Conservatory 4.23 m x 2.62 m (13'11" x 8'7")

With its practical tiled floor the conservatory is a great addition and perfect for a variety of uses. Double glazed windows overlook the rear garden and sliding doors provide access.

First Floor Landing

Doors open to all three bedrooms, the family bathroom and double cupboard and the airing cupboard. There is access to the loft and a decorative light fitting.

Bedroom One 4.32 m x 2.69 m (14'2" x 8'10")

A good size double room with a double glazed window overlooking the front of the property. There is a radiator and a decorative light fitting.

Bedroom Two 4.05 m x 2.50 m (13'3" x 8'2")

The second bedroom is also a double room with a radiator and a ceiling light point. A double glazed window overlooks the rear garden.

Bedroom Three 2.52 m x 2.01 m (8'3" x 6'7")

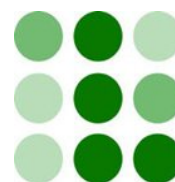
A single room with a double glazed window overlooking the rear. There is a radiator and a ceiling light point.

Family Bathroom

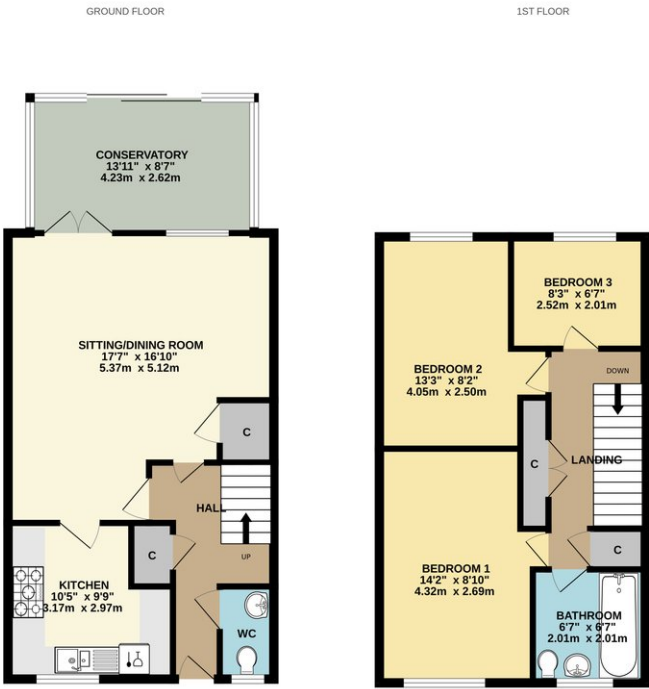
The well equipped family bathroom is fully tiled and fitted with a suite comprising panel enclosed bath with thermostatically controlled rainfall style shower and hand held attachment, wash basin with vanity unit beneath and concealed cistern WC. There is an obscured front facing double glazed window, recessed spot lighting, an extractor fan and a heated towel Rail.

Outside

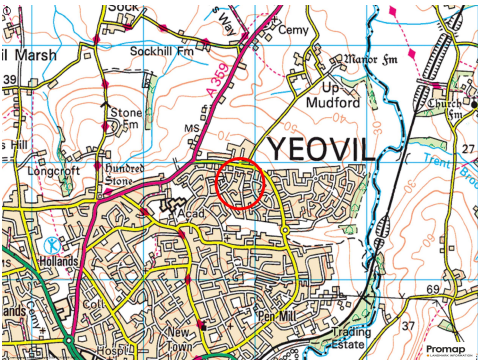
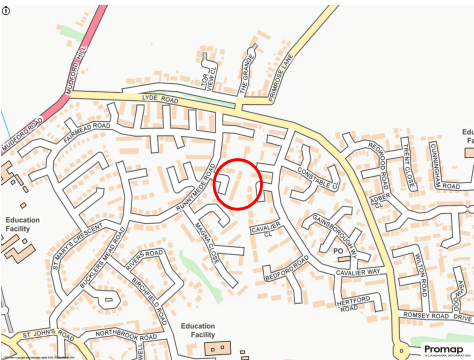
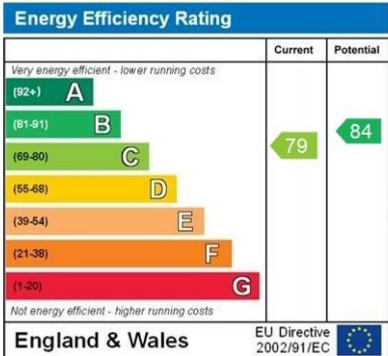
The property sits nicely away from the road with a green area in front of the house. There is a small open plan front garden to the front whilst to the rear there is a fully enclosed low maintenance garden which is mainly laid to artificial lawn and patio with gated rear access.



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While every attempt has been made to ensure the accuracy of the floorplan, the measurements of rooms, windows, doors and any other details 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 a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
Made with Metaplan 02/25



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.

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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
- Asking Price -Guide Price £220,000
- 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 - Terraced 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- combi boiler.
- 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 - Communal 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 -Not to use the premises other than as a private dwellinghouse. Not to carry on any trade or business. Not to station on the premises any caravan, tent or other mobile dwelling intended for human habitation.
- We'd recommend you review the Title/deeds of the property with your solicitor.
- More covenants in place refer to your solicitor.

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) -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 25/10/2025. 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.