



St. Michaels Road, Yeovil, Somerset, BA21 5AG

Guide Price £175,000

Freehold

On offer is a deceptively spacious terraced home which offers accommodation including an entrance hallway, three reception rooms, Kitchen and ground floor WC whilst on the first floor the landing provides access to three bedrooms, the family bathroom and a large walk in cupboard which houses the boiler. The property has a rear garden beyond which there is parking. The property is now in need of modernisation and represents a great opportunity for any prospective buyer to add their own stamp and personality.

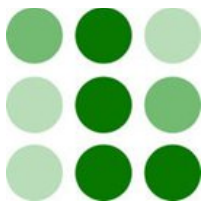
 **LACEYS**  
**YEOVIL LTD**



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

Tel: 01935 425115 Email: [info@laceysyeovil.co.uk](mailto:info@laceysyeovil.co.uk)





10 St. Michaels Road, Yeovil, Somerset, BA21 5AG



- Spacious Three Bedroom Home
- Three Reception Rooms
- Ground Floor WC
- Kitchen
- Family Bathroom
- Large First Floor Cupboard/Store
- Rear Garden & Parking





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:

#### **Porch**

Upon entering the property there is a useful porch which provides the ideal space to kick off shoes. A door opens to the hallway.

#### **Hallway**

The hallway has doors which open to the three reception rooms and stairs which lead to the first floor landing. There is a radiator and a ceiling light point.

#### **Sitting Room 3.81 m x 3.69 m (12'6" x 12'1")**

A cosy room with a double glazed bay window overlooking the front of the property. There is a radiator and a ceiling light point.

#### **Second Reception Room 4.03 m x 2.95 m (13'3" x 9'8")**

The second reception room (what would officially have been the dining room) is currently a multi purpose dining/music room and has a double glazed window overlooking the rear garden, a radiator and a ceiling light point.

#### **Third Reception Room 3.60 m x 3.10 m (11'10" x 10'2")**

The breakfast room is conveniently situated next to the kitchen and would equally make a great play room/den. There is a double glazed window to the side, a radiator and a strip light.

#### **Kitchen 3.20 m x 3.15 m (10'6" x 10'4")**

Fitted with a selection of wall base and drawer units with worksurfaces above. There is space for a cooker, washing machine and fridge. There is a circular sink and drainer with mixer tap conveniently situated under the rear facing double glazed window. There is open shelving and two ceiling light points. A door opens to the cloakroom.

#### **WC**

Fitted with a WC and having a side facing double glazed window and a ceiling light point.

#### **First Floor Landing**

The main landing leads to two lobby areas which have doors leading to all three bedrooms, storage cupboard and bathroom. There is access to the loft and two ceiling light points.

#### **Bedroom One 4.06 m x 2.87 m (13'4" x 9'5")**

A double room with a radiator and a ceiling light point. A double glazed window overlooks the rear garden.

#### **Bedroom Two 3.02 m x 2.81 m (9'11" x 9'3")**

The second bedroom is also a double room and has a radiator and a ceiling light point. A double glazed window overlooks the front of the property.

#### **Bedroom Three 3.70 m x 1.84 m (12'2" x 6'0")**

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

#### **Storage cupboard**

Located next to the bathroom the large storage cupboard currently houses the gas fired combination boiler. There is a ceiling light point and fitted shelves.

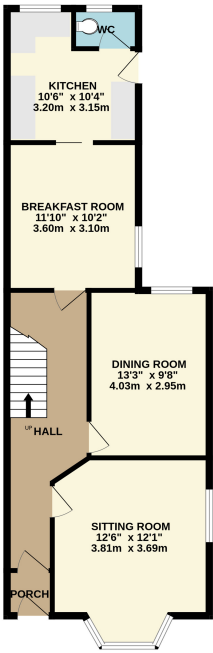
#### **Outside**

The property sits nicely back from the road with ample space for bins. Whilst to the rear the garden is divided into two parts. The initial part of the garden is mainly laid to shingle with a pathway and steps leading through the garden and a hardstanding area made of concrete to one side. Beyond the gate there is a good size area on which one can park.

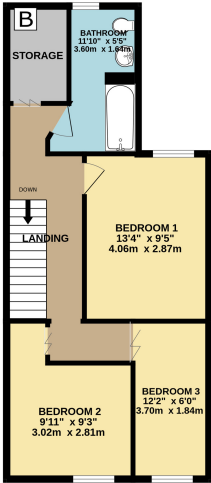


# 10 St. Michaels Road, Yeovil, Somerset, BA21 5AG

GROUND FLOOR  
672 sq.ft. (62.5 sq.m.) approx.

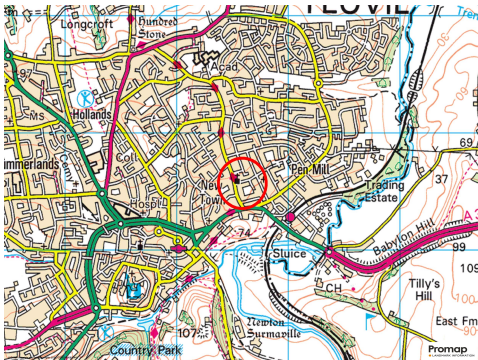
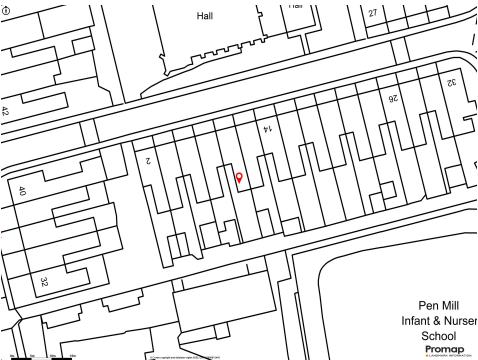
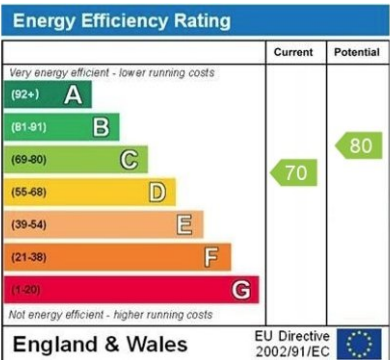


1ST FLOOR  
544 sq.ft. (50.5 sq.m.) approx.



TOTAL FLOOR AREA: 1216 sq.ft. (113.0 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 is to their operation 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**

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

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

- Council Tax Band - B
- Tenure - Freehold -
- Asking Price - Guide Price £175,000
- 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 - Parking at Rear of Property

#### **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.

#### **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

#### **Please Note**

Tenure - Freehold - This property is unregistered at Land Registry. By law this will need "First Registration" by the buyer on completion, for which there is an additional charge over and above the normal transfer charge payable to Land Registry. We also cannot rule out the possibility of additional fees being charged by your conveyancer. Please make early enquiries of your conveyancer before making a commitment to purchase. We are aware there is an "Article 4 Direction" (A4D). This is a planning law mechanism that allows a local council to remove certain permitted development rights for a specific area or property. This means that developments which would normally be permitted without needing planning permission, such as minor alterations or changes of use, now require a planning application and permission from the council.

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 22/10/2025. 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.