

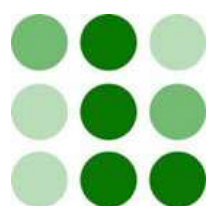


Rectory Cottages, Castle Lane, South Cadbury,
Yeovil, Somerset, BA22 7HA

Guide Price £220,000

Freehold

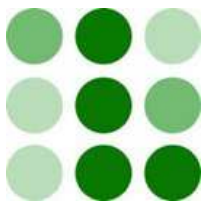
A two bedroom terraced cottage set in this sought after village location, the cottage is in need of updating throughout, but offers a good opportunity for the right person. The cottage benefits from UPVC double glazing and an enclosed rear garden. No Onward Chain.

 **LACEYS
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2, Rectory Cottages, Castle Lane, South Cadbury, Somerset, BA22 7HA



- A Two Bedroom Terraced Cottage
- Sought After Village Location
- Updating Required
- Two Reception Rooms
- UPVC Double Glazing
- Enclosed Rear Garden
- 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.

Entrance Lobby

UPVC double glazed window, front/side aspect. Stairs up to the Landing. Door to the Lounge.

Lounge 3.96 m x 3.58 m (13'0" x 11'9")

Built in open fireplace with paved hearth, wooden mantle above. Wall mounted electric panel heater. TV point. Phone point. Built in cupboards. Understairs recess/storage area. UPVC double glazed window, front aspect. Internal port window. Glazed door to the Dining Room.

Dining Room 3.25 m x 2.39 m (10'8" x 7'10")

Wall mounted electric panel heater. Throughway to the Kitchen. Door to the Ground Floor Bathroom.

Kitchen 2.64 m x 2.45 m (8'8" x 8'0")

Comprising inset stainless steel sink, double drainer, mixer tap, tiled surround and rolltop worksurface with cupboards below. Recess for washing machine, plumbing in place. Space for cooker. Space for under counter fridge/freezer. Wall mounted cupboards. Wall mounted shelving. Vinyl flooring. Trail of spotlights. UPVC double glazed window, rear aspect. UPVC double glazed door to the Rear Garden.

Ground Floor Bathroom 2.39 m x 1.52 m (7'10" x 5'0")

White suite comprising bath with wall mounted shower above. Wall mounted wash basin. Low flush WC. Wall mounted Dimplex electric heater. Inset ceiling spotlights. Frosted UPVC double glazed window, rear aspect.

Landing

Hatch to loft space.. UPVC double glazed window, side aspect. Doors to both Bedrooms.

Bedroom One 4.81 m x 2.44 m (15'9" x 8'0")

Wall mounted electric panel heater. Built in airing cupboard that houses the hot water tank. Two UPVC double glazed windows, rear & side aspects.

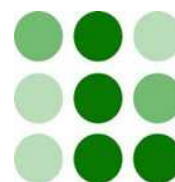
Bedroom Two 3.86 m x 3.58 m (12'8" x 11'9")

Wall mounted electric panel heater. Built in double fronted cupboard. UPVC double glazed window, front aspect.

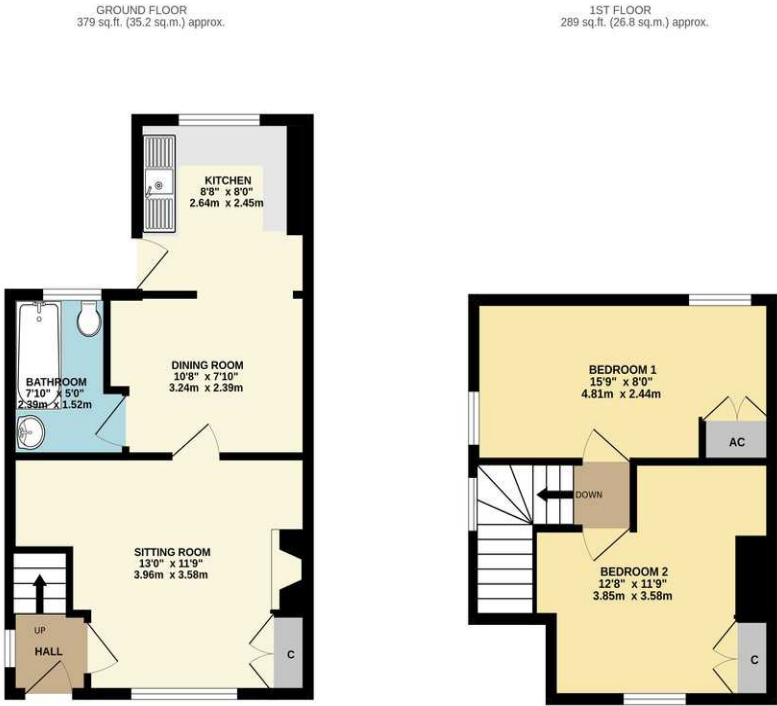
Outside

To the rear of the property there is an enclosed garden, comprising a paved patio area, bedded areas with various plants & shrubs in situ, gravelled section. Brick built storage shed, wooden door provides access. Brick built coal bunker. Outside light. the garden is bounded by fencing & walling.

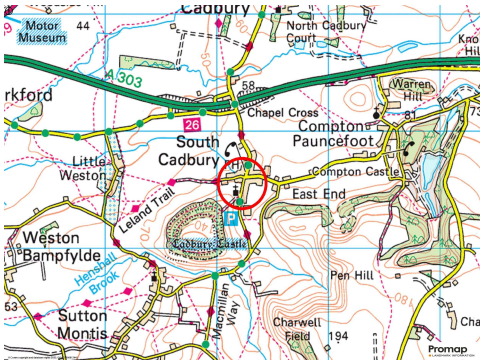
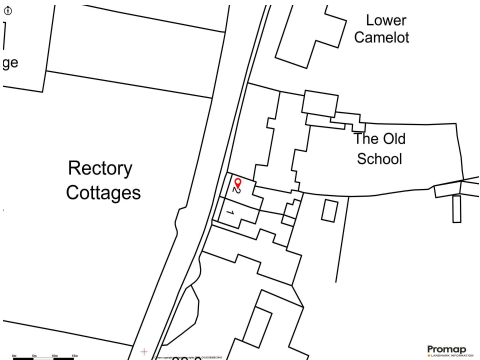
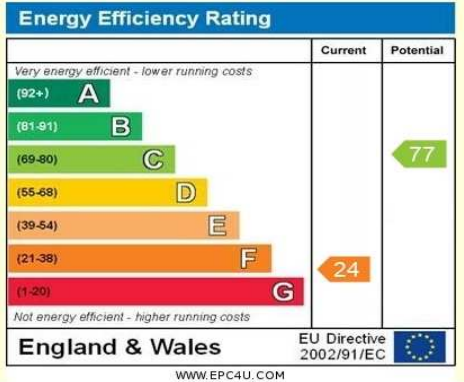
To the front there is an enclosed garden area, bounded by walling & fencing, timber gate provides access. Outside light.



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TOTAL FLOOR AREA : 668 sq.ft. (62.1 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 operation or efficiency can be given.
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Please Note
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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 £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.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* - 2 Bedroom 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* - Electric Heating, electric panel heaters. Open Fire in the Lounge. Hot Water tank located in the airing cupboard in Bedroom One that 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* - On Road 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* - We'd recommend you review the Title/deeds of the property with your solicitor. Restricted Covenants include;- Not to use the property for trade, business or manufacture. To be used as a single private dwelling house only. *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) - F

Other Disclosures

We understand that the property sits in a conservation area. We recommend that you make your own enquiries regarding this.

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 14/11/2025. 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.