

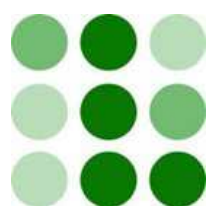


Cunningham Road, Yeovil, Somerset, BA21 5FF

Guide Price £210,000

Freehold

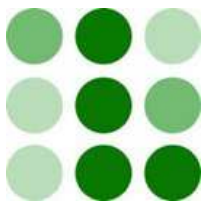
This two bedroom end of terrace home has been newly carpeted and is offered for sale with no forward chain. As you enter the property you are greeted with an entrance hallway with coat cupboard which leads to the fitted kitchen, cloakroom and sitting/dining room which has patio doors opening to the garden. On the first floor the landing provides access to the two double bedrooms (master en-suite) and family bathroom whilst outside there is parking for two vehicles in tandem and to the rear there is a fully enclosed garden. The property occupies a pleasant corner plot position at the end of a no through road away from passing traffic at the top of the development.

 **LACEYS**
YEOVIL LTD



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77 Cunningham Road, Yeovil, Somerset, BA21 5FF



- End Of Terrace Home
- Enclosed Rear Garden
- Offered For Sale With No Forward Chain
- Two Double Bedrooms
- En-Suite & Family Bathroom
- Popular Wyndham Park Location
- Parking For Two Vehicles In Tandem
- Newly Carpeted
- Gas Central Heating & Double Glazed

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:

Hallway

Upon entering the property you are greeted with an entrance hallway which has an opening leading to the kitchen and doors which open to the cloakroom, coat cupboard and sitting/dining room. There is a ceiling light point and a radiator.

Cloakroom

Fitted with a low level WC and a corner pedestal wash basin. There is an obscured front facing double glazed window, an extractor fan and a radiator.

Kitchen 3.08 m x 1.91 m (10'1" x 6'3")

Fitted with a selection of wall, base and drawer units with work surfaces above. There is space for a washing machine and fridge/freezer. The electric oven is built in with an inset gas hob and extractor fan above and the stainless steel sink with mixer tap is conveniently situated under the front facing double glazed window. A cupboard neatly houses the gas fired combination boiler.

Sitting/Dining Room 5.84 m x 3.90 m (19'2" x 12'10")

A spacious room with double glazed patio doors opening to the garden. There are two ceiling light points, a radiator and stairs which provide access to the first floor landing.

Landing

Doors open to both bedrooms and the family bathroom. There is a ceiling light point and access is available to the loft.

Bedroom One 3.90 m x 3.79 m (12'10" x 12'5")

A good size double bedroom with a radiator and a ceiling light point. There is a built in cupboard and a door which opens to the en-suite shower room. A double glazed window overlooks the rear garden.

En-Suite

Fitted with a low level WC, a pedestal wash basin with mixer tap and a shower enclosure with electric shower. There is an enclosed ceiling lamp, an extractor fan and a radiator.

Bedroom Two 3.90 m x 2.57 m (12'10" x 8'5")

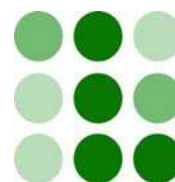
The second bedroom is also a good size double bedroom with a radiator and a ceiling light point. A double glazed window overlooks the front of the property.

Family Bathroom

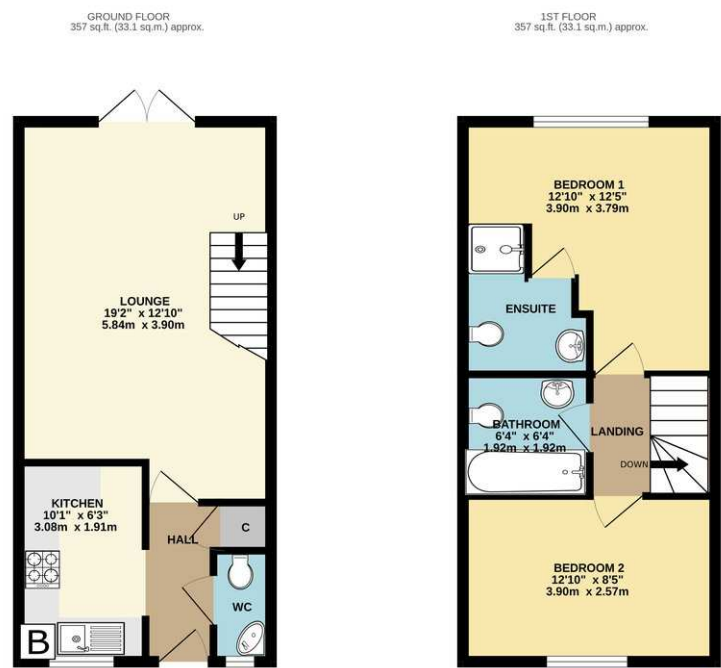
Fitted with a panel enclosed bath with mixer tap, a pedestal wash basin and a low level WC. There is a radiator, an extractor fan and an enclosed ceiling light point.

Outside

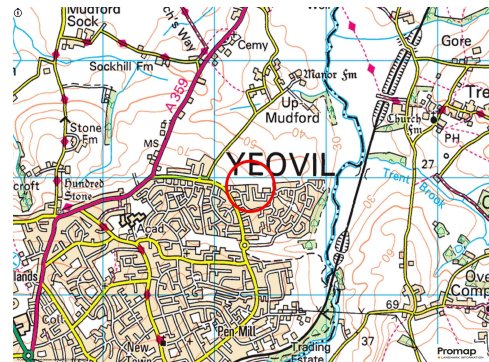
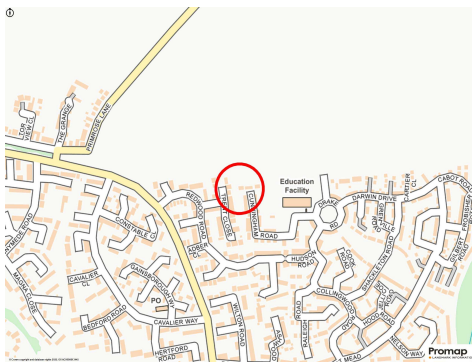
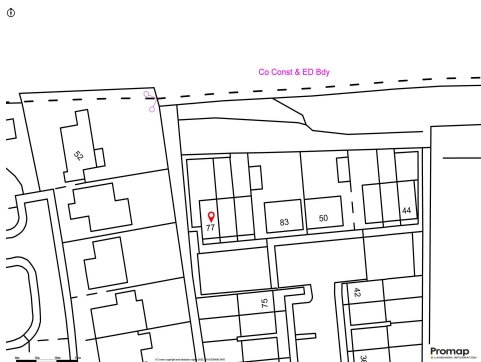
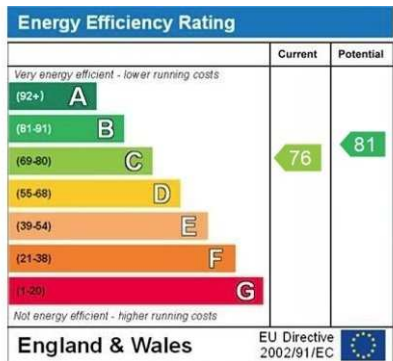
Immediately at the front of the property there is driveway parking (in tandem) for two vehicles whilst to the rear the garden has been designed with ease of maintenance in mind being mainly laid to lawn with a small patio and gated front access.



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TOTAL FLOOR AREA: 713 sq.ft. (66.3 sq.m.) approx.
While 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 misstatement. 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 given as to their operability or efficiency can be given.
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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 £210,000
- 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 -End Of Terrace 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- metered
- Sewerage -Mains
- Heating - Gas Central Heating-combination boiler- kitchen
- 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 - Tandem driveway parking (2 cars)

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 property or permit it to be used for the carrying on of any trade or business whatsoever nor for any purpose otherwise than as a single private dwelling nor to use any garage parking space or garden other than as ancillary to such purpose. Not to cause or permit or suffer to be done on the property anything which may be or become a nuisance or annoyance or may cause damage to the transferor or the owners or occupiers of adjoining premises nor to use the property for any illegal or immoral purpose. Not to hang or place any clothes or washing outside the property so as to be visible from outside the curtilage of the property except in the rear garden of the property. Not to keep breed or otherwise possess poultry or other animals or birds upon the property except a domestic pet and not knowingly to permit any domestic pet belonging to the transferee to soil any common parts of the estate. Not without the previous written consent of the transferor to erect or display any notice nameplate board placard or advertisement in or on the property. No caravan house on wheels or other chattel adapted to intended for use as a sleeping place (other than such chattel in regular use as a private motor vehicle) or boat or trailer shall be erected made built or allowed to stand on the property. Not to store any goods materials or rubbish outside the property which are visible from the other parts of the estate or for a temporary period on the appropriate refuse collection day. Not to carry out any repair or maintenance of motor vehicles on any part of the estate except in any garage on the property.

Material Information that may or may not apply continued.

Not to use the any garage or driveway forming part of the property for any purpose other than for the parking for a private motor vehicle or motorcycle or commercial vehicle with a load capacity not exceeding 2540KG in weight or the keeping of items of a domestic or horticultural nature. To pay on demand the transferee's due proportion of maintaining and repairing any service installations used by the transferee in common with others.

Planning Permissions.

14/02554/OUT- Land OS 9330 Primrose Lane Mudford Yeovil Somerset BA21 5TS

Outline application for development of a Sustainable Urban Extension to comprise up to 765dwellings (Use Class C3), 65 bed care home (Use Class C2), employment land (Use Class E),retail units (Use Class E (a)(b)(c)(i)(ii)(iii) and hot food takeaway), community building (UseClass F2), health care facility (Use Class E(e)), primary school playing pitches, landscaping,open space and drainage infrastructure, access and associated highway works (GR357198/118268) Amended 20.08.24

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 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
- Accessibility/ Adaptations - N/A
- Coalfield Or Mining Area - N/A
- Energy Performance Certificate (EPC Rating) -C

Other Disclosures

We understand that there is a management company involved in the upkeep of green spaces etc for the development. We understand that the fee for this year is approximately £130.00. Probate is currently awaited.

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 18th November 2025 . However, such information could change after compilation of the data, so Lacey's cannot be held liable for any changes post compilation or any accidental errors or omissions. Furthermore, Lacey's 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.