



Mudford Road, Yeovil, Somerset, BA21 4AE

Guide Price £450,000

Freehold

This substantial four bedroom semi-detached house is situated in a popular residential location backing onto Mudford rec within close proximity of the local college, hospital and town centre. Upon entering the property you are greeted with an entrance hallway which has doors leading to the sitting room (currently used as Bedroom 5), WC and an impressive open plan kitchen/family room beyond which there is a utility room. On the first floor there are two double bedrooms, a single room and family bathroom whilst on the top floor there is superb master bedroom with balcony over looking the garden and modern walk in wet room. The property sits on a generous plot with an attractive wooden porch and brick paved driveway providing ample parking to the front, a further front gated area for bins and a long back garden with large shed, workshop and covered seating area. The property also benefits from rear gated access onto Mudford rec.



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

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



55 Mudford Road, Yeovil, Somerset, BA21 4AE

- Stunning Semi-Detached House In Highly Sought After Location Close to College, Hospital & Town Centre
- Impressive Open Plan Kitchen/Family Room
- Separate Reception Room
- Ground Floor WC
- Utility Room
- Three First Floor Bedrooms & Family Bathroom
- Top Floor Master Bedroom With Wet Room & Balcony
- Long Rear Garden with Shed, Workshop & Covered Sitting Area
- Ample Driveway 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:

#### **Covered Porch**

Prior to entering the property you are greeted with a large wooden and brick built porch with a pitched roof with an arched wooden door opening to the entrance hallway.

#### **Entrance Hallway**

The entrance hallway provides the perfect space to kick off shoes on the large practical built in matting with the remainder of the flooring being solid wood. There is exposed brickwork surrounding the door and decorative panelling. There is a double glazed window to the side and a radiator. Doors open to the sitting room (currently being used as Bedroom 5), the family room and WC. A further door opens to the under stairs storage cupboard.

#### **WC**

Fully tiled with white metro style tiles and fitted with a low level WC. There is an obscured side facing double glazed window and a ceiling light.

#### **Sitting Room 3.92 m x 3.88 m (12'10" x 12'9")**

Currently being used as a further bedroom the sitting room has a double glazed bay window with fitted shutters over looking the front of the property, an attractive stone fireplace with inset wood burning stove, a radiator and a ceiling light point.

#### **Open Plan Family Room 9.30 m x 7.29 m (30'6" x 23'11")**

Subtly zoned into three distinct areas the family room is large but still manages to retain a cosy feel. Initially you are greeted by a sitting area focussed around the contemporary wood burning stove beyond which there is the kitchen which is fitted with a good selection of quality units, drawers and a larder unit with solid work work surfaces above. There is a sizeable island with space for stools on one side and a Belfast sink with mixer tap along with a built in dishwasher on the other all of which overlooks the spacious twin aspect dining area with its stunning roof lantern and large double glazed sliding doors which open to the garden. A door opens to the utility room.

#### **Utility Room 1.37 m x 1.03 m (4'6" x 3'5")**

A practical space with a door opening to the front gated storage area. Space and plumbing for a washing machine and tumble dryer.

#### **First Floor Landing**

Doors open to all three first floor bedrooms and the family bathroom with stairs leading to the second floor landing area which has a door opening to the master bedroom. There is a side facing double glazed window and recessed spot lighting.

#### **Bedroom Two 3.91 m x 3.39 m (12'10" x 11'1")**

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

#### **Bedroom Three 3.63 m x 3.36 m (11'11" x 11'0")**

A further double bedroom with a double glazed window overlooking the rear garden. There is a radiator and a ceiling light point

#### **Bedroom Four 2.45 m x 2.40 m (8'0" x 7'10")**

A single bedroom with a built in bed with storage beneath. A double glazed window with fitted shutters overlooks the front of the property. There is a radiator and a ceiling light point.

#### **Family Bathroom**

The family bathroom has a luxury feel and is fitted with a double ended bath with central wall mounted taps, separate low threshold walk in shower with glass screen, a low level WC and an ornate wash stand which supports the sink with mixer tap. Double glazed windows face the rear and side of the building. There is a heated towel rail and an extractor fan.

#### **Master Bedroom 4.79 m x 3.56 m (15'9" x 11'8")**

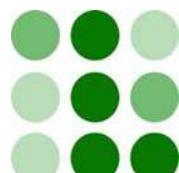
Located on the top floor the master bedroom really does offer a great blend of traditional features and contemporary style. A double room with eaves storage and an impressive pentagon shaped selection of windows and double doors frame the view over the garden and local recreational ground beautifully along with the cocoon like balcony. There is a radiator, a ceiling light point and an open concept wetroom.

#### **En-suite**

The open concept en-suite offers a walk in style wet room with thermostatically controlled rainfall style over head shower with additional hand held attachment, a small square wall mounted wash basin with mixer tap and a low level WC. There is recessed spot lighting, an extractor fan and built in shelving.

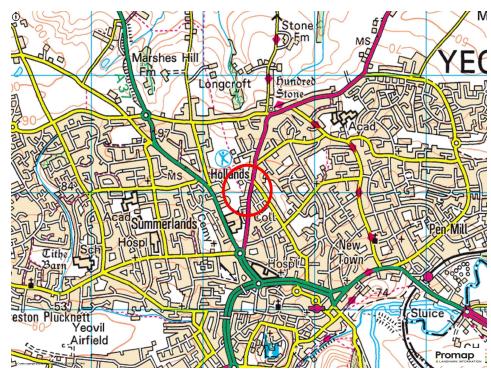
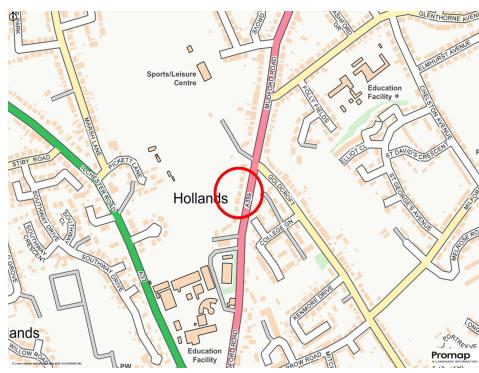
#### **Outside**

At the front of the property there is ample parking for multiple vehicles on the brick paved driveway with gated access leading to a useful yard area perfect for bin storage and through which you can enter via the utility room should you wish. The rear garden offers plenty of variety and interest with a large patio positioned next to the kitchen perfect for alfresco dining in which there is a circular brick built planting area. There is a wooden gazebo with power, perfect for placing a hot tub whilst to the side there is a large wooden shed. A low brick wall and wooden gate opens to the large area of lawn beside which there are well stocked flower beds with mature shrubs and bushes. Walking through the arbour there is a further area of lawn with mature trees and a hedge. A gates opens directly onto Mudford rec and there is a substantial (5.32m x 2.74m) workshop with covered seating area alongside.





TOTAL FLOOR AREA : 1593 sq.ft. (148.0 sq.m.) approx.  
Whilst every effort has been made to provide an accurate description of the property, these measurements do not constitute part of any offer or contract, 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 my prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Mapplan 52020



#### 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 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 - C
- Asking Price - Guide Price £450,000
- 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 - 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
- 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](https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker).
- Mobile Signal/Coverage - Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>.
- Parking -Driveway 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 -No buildings other than private dwellinghouses with appropriate offices and outbuildings to be attached thereto and occupied therewith and with or without stabling or a motor garage should be erected on the said plot of land. No trade or operation of an offensive or noisy kind should be carried on upon the said plot of land. No hut caravan shed house on wheels or other chattel adapted or intended for use as a dwellinghouse or sleeping apartment should be erected or allowed to remain on the plot.

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 and 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) -Awaited

## **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 14/01/2026. 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.