



Ivy Walk, Yeovil, Somerset, BA20 2NU

Guide Price £195,000

Freehold

**A two bedroom terraced home set in this popular residential location in a tucked away position, close to local amenities. The home benefits from gas central heating, UPVC double glazing, enclosed rear garden, garage in a block and communal parking area. Also the added benefit of no onward chain.**

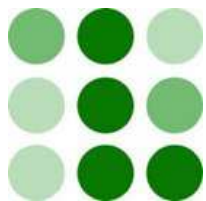
 **LACEYS  
YEOVIL LTD**



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15 Ivy Walk, Yeovil, Somerset, BA20 2NU



- A two bedroom terraced home
- Tucked away position, popular residential location
- Close to local amenities
- Gas central heating
- UPVC double glazing
- Enclosed rear garden
- Garage in a block
- Communal parking area
- 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**

Frosted UPVC double glazed front door to the Entrance Porch.

### **Entrance Porch**

Tiled floor. Multi panel glazed door to the Lounge.

### **Lounge 4.14 m x 3.28 m (13'7" x 10'9")**

Radiator. TV point. Phone point. Coved ceiling. Laminate flooring. UPVC double glazed window, front aspect. Multi panel glazed door to the Inner Lobby.

### **Inner Lobby**

Stairs up to the Landing. Multi panel glazed door to the Kitchen.

### **Kitchen 4.19 m x 2.72 m (13'9" x 8'11")**

Comprising inset stainless steel single drainer, 1 1/2 bowl sink unit with mixer tap, tiled surround and rolltop worksurface with cupboards & drawers below. Recess for cooker, extractor hood above. Recess for washing machine, plumbing in place. Space for upright fridge/freezer. Wall mounted cupboards. Wall mounted Potterton boiler. Radiator. Coved ceiling. Spotlights. Laminate flooring. UPVC double glazed window, rear aspect. Frosted UPVC double glazed door to the Rear Garden.

### **Landing**

Hatch to loft space. Doors to both Bedrooms & Bathroom.

### **Bedroom One 4.19 m x 3.28 m (13'9" x 10'9")**

Radiator. Built in airing cupboard which houses the hot water tank. Coved ceiling. UPVC double glazed window, front aspect.

### **Bedroom Two 2.74 m x 2.12 m (9'0" x 6'11")**

Radiator. Coved ceiling. Spotlights. UPVC double glazed window, rear aspect.

### **Bathroom**

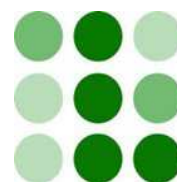
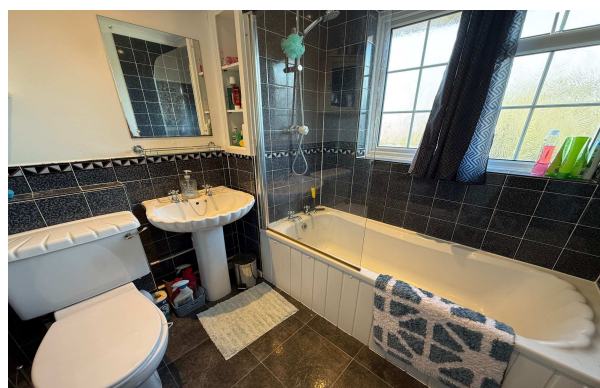
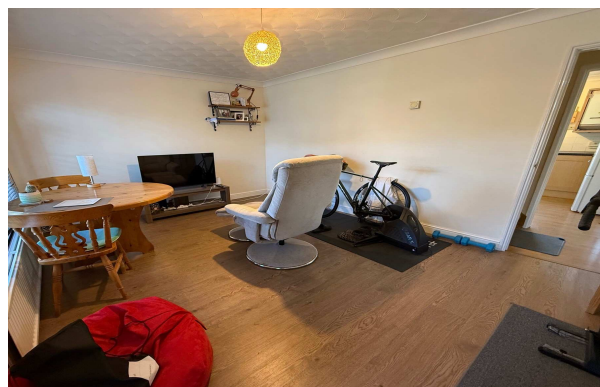
White suite comprising bath with a wall mounted shower in situ, tiled surround. Pedestal wash basin. Low flush WC. Radiator. Extractor fan. Half tiled walls. Tiled floor. Inset ceiling spotlights. Frosted UPVC double glazed window, rear aspect.

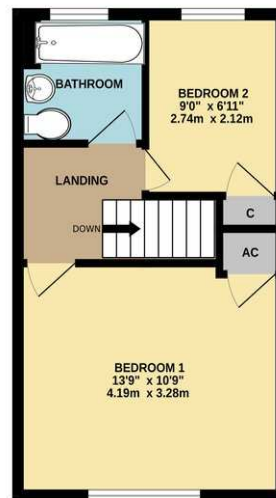
### **Outside**


To the rear of the property there is an enclosed rear garden comprises of a paved patio area, gravelled section. The garden is bounded by fencing with a timber gate providing rear access.

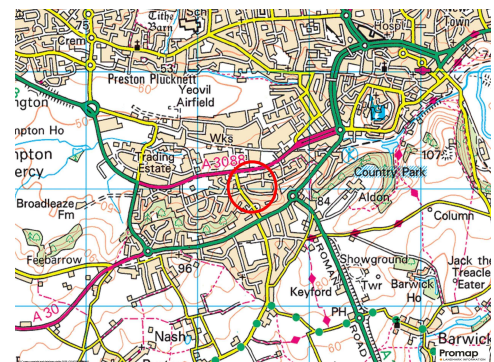
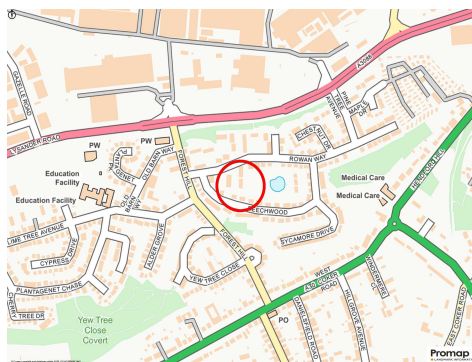
To the front there is a lawn area, concrete path to the front door.

To the front of the home a pathway leads to a block of garages, the end garage (black door) belongs to the property.





Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92+)</p> <p><b>A</b></p> <p>(81-91)</p> <p><b>B</b></p> <p>(69-80)</p> <p><b>C</b></p> <p>(55-68)</p> <p><b>D</b></p> <p>(39-54)</p> <p><b>E</b></p> <p>(21-38)</p> <p><b>F</b></p> <p>(1-20)</p> <p><b>G</b></p>		<p>67</p>	<p>92</p>
<p><i>Not energy efficient - higher running costs</i></p>			
<p><b>England &amp; Wales</b></p>		<p>EU Directive 2002/91/EC</p>	



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

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 £195,000
- *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* - 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 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* - Gas Central Heating, Potterton boiler located in the Kitchen. Hot water tank located in the airing cupboard in Bedroom One.
- *Broadband* - Please refer to Ofcom's website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/adviceforconsumers/advice/ofcom-checker>.
- *Mobile Signal/Coverage* - Please refer to Ofcom's website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>
- *Parking* - Garage in a Block, communal parking area at bottom of the terrace, first come first serve basis. Plus on road parking subject to availability.

### 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 purchasers engage the services of a Chartered Surveyor to confirm.
- *Restrictions* - We'd recommend you review the Title/deeds of the property with your solicitor. Restrictive Covenants include;- Property to be used as a private dwellinghouse only and to use the garage for the purpose of garaging a private motor car only. No hut, shed, caravan or house on wheels or other similar building or erection or boat shall be set up or brought on or allowed to remain on the property. \*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's 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 ) - D

## **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 02/01/2026. 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.