



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.



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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.

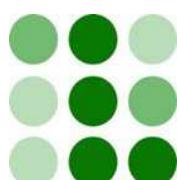


Outside

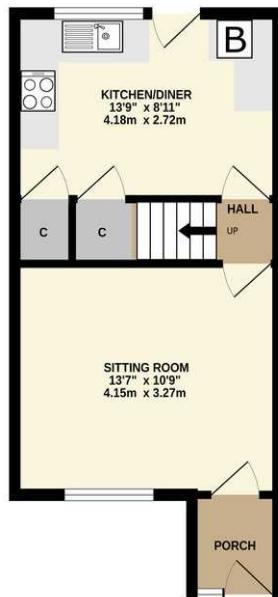
To the rear of the property there is an enclosed rear garden comprises of a paved patio area, gravelled section. The garden is bounded by fencing with a timber gate providing rear access.

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

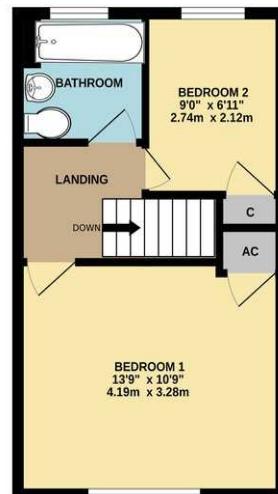
To the front of the home a pathway leads to a block of garages, the end garage (black door) belongs to the property.



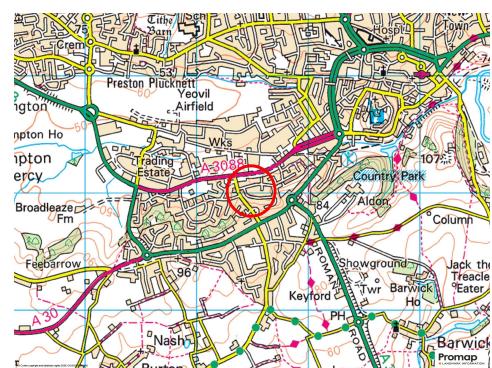
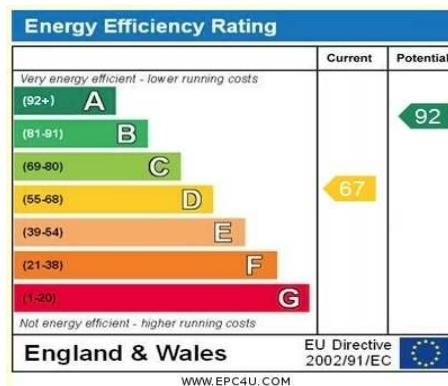
GROUND FLOOR



1ST FLOOR



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 inaccuracy. The services, systems and appliances shown have not been tested and no guarantee as to their current state of 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.

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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* - 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.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 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

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 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.