

Lakefields, West Coker, Yeovil, Somerset,
BA22 9BT

Guide Price £200,000

Freehold

**A refurbished very well presented three bedroom terrace home set in this popular location. The home benefits from UPVC double glazing, modern electric heating, newly fitted kitchen and an enclosed rear garden. Also the added benefit of No Onward Chain. Good opportunity for First Time Buyer(s).**

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The Property Ombudsman



21 Lakefields, West Coker, Yeovil, Somerset, BA22 9BT








- A Refurbished, Very Well Presented Three Bedroom Terrace Home
- Popular Village Location
- UPVC Double Glazing
- Modern Electric Heating
- Newly Fitted Kitchen
- Enclosed Rear Garden
- No Onward Chain
- Good Opportunity For First Time Buyer(s)

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**
UPVC front door to the Entrance Hall.

**Entrance Hall**
Inset Hessian doormat. Wall mounted electric heater. Stairs up to the Landing. Frosted UPVC double glazed window, front aspect. Doors to the Lounge & Kitchen.

**Lounge 6.25 m x 3.68 m (20'6" x 12'1"**)
Built in fireplace. Two wall mounted electric heaters. TV point. Phone point. Two UPVC double glazed windows, front & rear aspects.



**Kitchen 2.77 m x 2.57 m (9'1" x 8'5")**
Newly fitted Kitchen comprising inset stainless steel single drainer, single sink unit with mixer tap, panelled surround and rolltop worksurface with cupboards & drawers below. Built in oven & hob with an extractor hood above. Recess for washing machine, plumbing in place. Also plumbing available for a dishwasher (at present a cupboard in situ). Wall mounted cupboards. Wall mounted electric heater. Vinyl flooring. UPVC double glazed window, rear aspect. UPVC double glazed door to the Rear Lobby.

**Rear Lobby 1.63 m x 1.47 m (5'4" x 4'10")**
Vinyl flooring. UPVC double glazed door to the Rear Garden.

**Landing**
Hatch to loft space. Wall mounted control for hot water. Doors to all bedrooms & the bathroom.



**Bedroom One 3.28 m x 3.25 m (10'9" x 10'8")**
Wall mounted electric heater. UPVC double glazed window, rear aspect.

**Bedroom Two 2.92 m x 2.62 m (9'7" x 8'7")**
Wall mounted electric heater. UPVC double glazed window, front aspect.

**Bedroom Three 2.92 m x 2.11 m (9'7" x 6'11")**
Wall mounted electric heater. Built in raised single bed with storage cupboard below. UPVC double glazed window, front aspect.

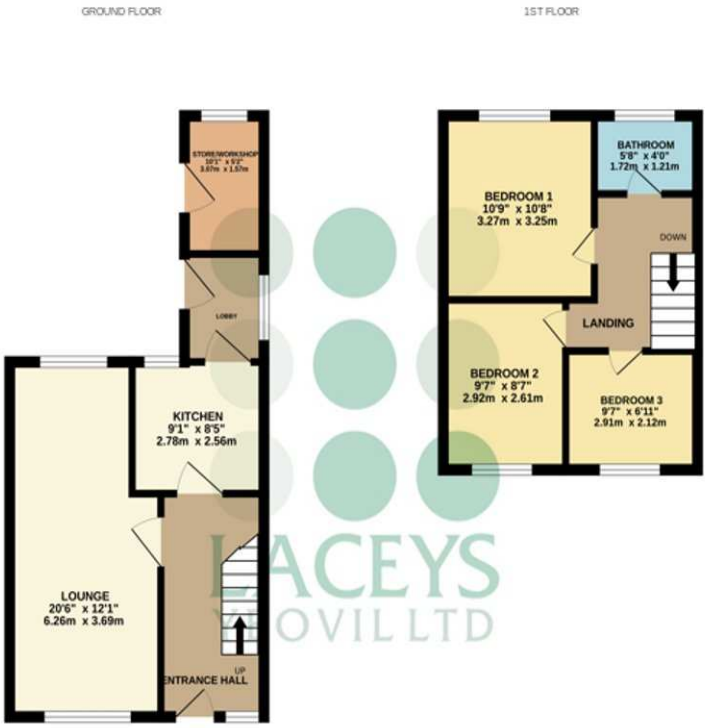


**Bathroom**
White suite comprising bath with mixer tap shower attachment, oversized head and tiled surround. Vanity sink unit. Low flush WC. Extractor fan. Wall mounted electric heater. Vinyl flooring. Two frosted UPVC double glazed windows, both rear aspects.

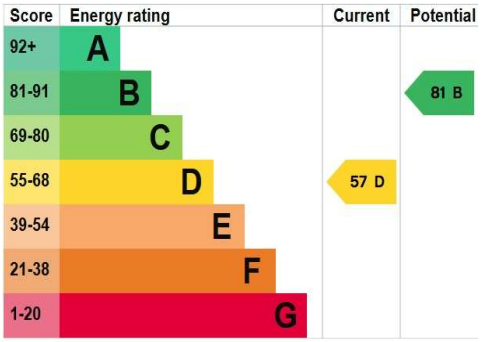
**Outside**
To the rear of the home there is an enclosed garden that comprises of a paved patio seating area, outside tap, door to store/workshop. Paved steps up to main lawn area, good selection of plants & shrubs in situ. Greenhouse. The garden is bounded by fencing with a timber gate providing rear access, via a shared walkway to the side of the house (shared only with one other property).

To the front of the house there is a gravelled tiered garden, steps & path up to the front door. Entrance canopy above.

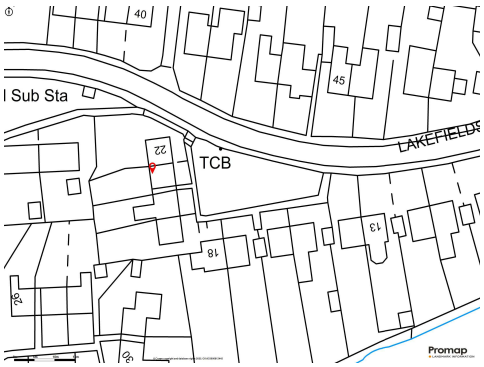
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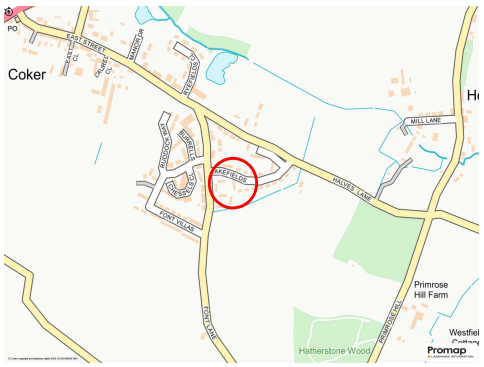


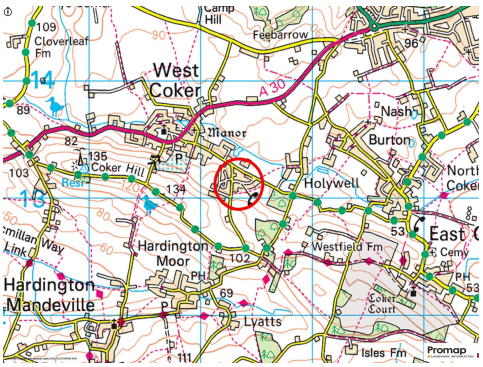





**Please Note**
No tests have been undertaken of any of the services and any intending purchasers/tenants should satisfy themselves in this regard. Laceys Yeovil Ltd for themselves and for the vendor/landlord of this property whose agents they are, give notice that,(i)these particulars do not constitute any part of an offer or contract,(ii) all statements contained within these particulars are made without responsibility on the part of Laceys 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 Laceys 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* - A
- *Asking Price* - Guide Price £200,000
- *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* - 3 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 Panel Heaters, cylinder in the loft for 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 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 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 premises other than as a private dwellinghouse. No trade or business on the premises. Not to station, cause or permit to be stationed on the premises any caravan, tent or other mobile dwelling intended for human habitation. *More covenants in place refer to your solicitor.
- *Rights and Easement*s - 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 )* - 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 22/09/2026. 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.