



Thatcham Park, Yeovil, Somerset, BA21 3BR

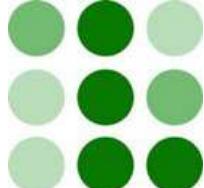
Offers Over £200,000

Freehold

**A well proportioned and well presented three bedroom end of terrace family home set in a tucked away position in this convenient location close to local amenities. The home benefits from gas central heating, double glazing, enclosed rear & side garden areas, garage and off road parking.**

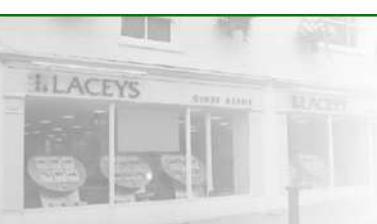


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58 Thatcham Park, Yeovil, Somerset, BA21 3BR

- A Well Proportioned Three Bedroom End Of Terrace Family Home
- Tucked Away Position
- Convenient Location, Close To Local Amenities
- Gas Central Heating
- UPVC Double Glazing
- Enclosed Rear & Side Gardens
- Garage
- Off Road Parking
- 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**

Composite front door to the Entrance Lobby, glazed door to the Entrance Hall.

#### **Entrance Hall**

Radiator. Built in cupboard. Stairs up to the Landing. Doors to Lounge & Kitchen/Dining.

#### **Lounge 6.55 m x 4.85 m (21'6" x 15'11")**

Wall mounted gas fire, paved hearth, stone surround, wooden mantle. TV point. Phone point. Radiator. Coved ceiling. UPVC sliding patio doors to the Rear Garden.

#### **Kitchen/Dining Area 4.70 m x 3.10 m (15'5" x 10'2")**

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. Recess for washing machine, plumbing in place. Recess for slimline dishwasher, plumbing in place. Space for fridge/freezer. Space for table & chairs. Wall mounted cupboards. Wall mounted Viessman boiler, housed in a cupboard. Radiator. Vinyl flooring. Coved ceiling. Two UPVC double glazed windows, front & side aspects.

#### **Landing**

Radiator. Built in airing cupboard that houses the hot water tank. Hatch to loft space. Doors to all Bedrooms & the Bathroom.

#### **Bedroom One 3.23 m x 2.87 m (10'7" x 9'5")**

Radiator. Built in storage cupboard. UPVC double glazed window, front aspect.

#### **Bedroom Two 3.56 m x 2.67 m (11'8" x 8'9")**

Radiator. Built in double fronted wardrobe. UPVC double glazed window, rear aspect.

#### **Bedroom Three 2.62 m x 2.13 m (8'7" x 7'0")**

Radiator. UPVC double glazed window, rear aspect.

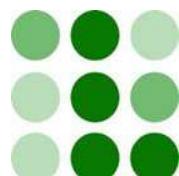
#### **Bathroom 2.31 m x 2.21 m (7'7" x 7'3")**

White suite comprising bath with mixer tap, wall mounted Mira Jump electric shower over, tiled surround. Pedestal wash basin. Low flush WC. Shaver point. Heated towel rail. Tiled walls. Vinyl flooring. Frosted UPVC double glazed window, front aspect.

#### **Outside**

To the rear of the property there is an enclosed lawn area, bounded by walling & fencing, Iron gate provides access. There is a further enclosed lawn area to the side of the house which enjoys good privacy, shrubs in situ, this area is also bounded by fencing, Iron gate provides access from the front of the house.

To the front there is hardstanding in front of the house that provides parking for a car via a shared driveway, Garage in a block a short walk from the home too.





## **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* - Offers Over £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.gov.uk/calculate-stamp-duty-land-tax>
- *Other fees/Disbursements payable* - Conveyancer's 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* - 3 Bedroom End 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 on a meter.
- *Sewerage* - Mains
- *Heating* - Gas Central Heating, Viessman boiler located in the Kitchen, hot water tank located in the airing cupboard on the landing that heats 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* - Garage in a block & off road parking in front of the house.

### **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;- No trade or business whatsoever. \*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 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 28/10/2025. 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.