

Cedar Grove, Yeovil, Somerset, BA21 3JS

Guide Price £290,000

Freehold

This well presented mature semi-detached house has been extended to the rear and offers a long back garden, driveway parking and a garage. The accommodation includes an entrance hallway, dining room, cloakroom, sitting room and a kitchen/dining room whilst on the first floor there are two good size double bedrooms, a single bedroom and a shower room. There is a good size patio perfect for al-fresco dining beyond which there is a generous area of lawn, a further patio and a summer house.

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The Property Ombudsman



54 Cedar Grove, Yeovil, Somerset, BA21 3JS







- Mature Extended Semi-Detached House
- Popular Residential Location Not Far From Hospital & College
- Two Reception Rooms
- Ground Floor WC
- Kitchen-Dining Room
- Three Bedrooms
- Shower Room
- Driveway & Garage
- Long Rear Garden With Summer House & Sheds

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:

Hallway
Upon entering the property you are greeted with an entrance hallway which has doors opening to both the reception rooms and stairs which lead to the first floor landing. There is an understairs storage cupboard, a radiator and a ceiling light point.

Sitting Room 3.81 m x 3.60 m (12'6" x 11'10")
A double glazed bay window overlooks the front of the property. There is a feature chimney breast which provides a nice focal feature to the room, a radiator and a ceiling light point. Double doors open to the dining room.

Dining Room 5.38 m x 3.73 m (17'8" x 12'3")
Centrally located within the house the dining room certainly feels like the hub of the house. There is a built in storage cupboard, a side facing double glazed window, a radiator, two ceiling light points, chimney breast, a door leading to the cloakroom and a door with obscured windows either side which leads to the kitchen.

Cloakroom
Fitted with a low level WC and a wall hung wash basin with tiled splash back and mixer tap. There is an enclosed ceiling lamp and a side facing double glazed window.

Kitchen-Dining Room 5.38 m x 3.68 m (17'8" x 12'1")
Fitted with a comprehensive range of wall, base, drawer, pan drawers, display and pantry units with work surfaces above. There is a built in eye level oven, inset hob with extractor fan above and space is available for two under counter appliances and a fridge/freezer. The inset sink with high rise mixer tap is positioned under the rear facing double glazed window. There is a strip light and a ceiling light point. Patio doors open to the rear garden.

First Floor Landing
Doors open to all three bedrooms and the shower room. There is a double glazed window to the side, a ceiling light point and access is available to the loft which is part boarded with a pull down ladder.

Bedroom One 3.84 m x 2.77 m (12'7" x 9'1")
A good size double bedroom with a front facing double glazed bay window and an extensive selection of sliding part mirror fronted fitted wardrobes. There is a radiator and a ceiling light point.

Bedroom Two 3.51 m x 3.51 m (11'6" x 11'6")
The second bedroom is also a comfortable double bedroom with built in cupboards, a radiator and a ceiling light point. A double glazed bay window enjoys a pleasant outlook over the rear garden.

Bedroom Three 2.05 m x 1.87 m (6'9" x 6'2")
A single bedroom with a front facing double glazed window, a radiator and a ceiling light point.

Shower Room
The shower room has not long been fitted with a large walk in shower with glass screen to the side and electric shower, a pedestal wash basin and a low level WC. There is an obscured side facing double glazed window, a heated towel rail, spot lighting and an extractor fan.

Outside
The property sits nicely back from the road with ample driveway parking to the front and side which leads to the SINGLE GARAGE. The rear garden is long and offers plenty of variety and interest with a large patio area perfect for al-fresco dining complete with brick built BBQ with two wooden sheds to the side, a generous area of lawn and a further patio with summer house.





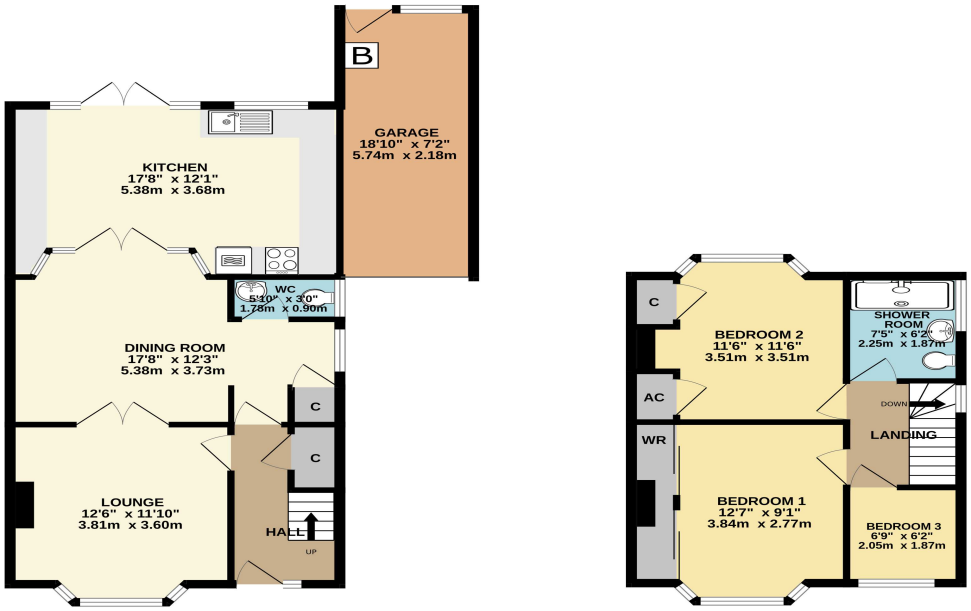




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GROUND FLOOR
732 sq.ft. (68.0 sq.m.) approx.

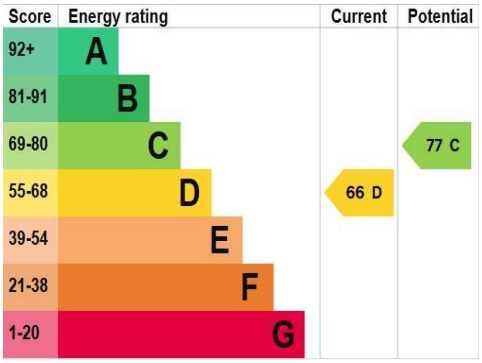
1ST FLOOR
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 1121 sq.ft. (104.2 sq.m.) approx.

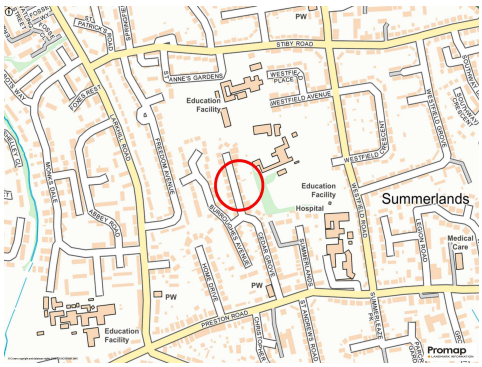
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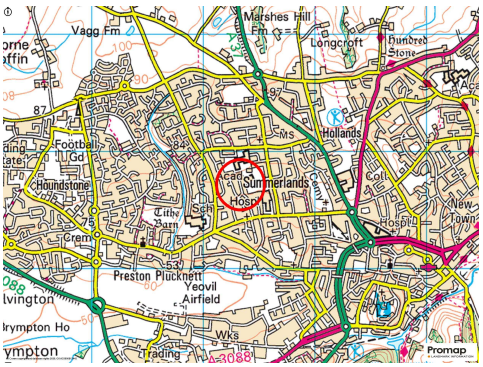












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Material Information
In compliance with the Digital Markets, Competition and Consumers Act 2024

Material Information applicable in all circumstances
· Council Tax Band - C
· Asking Price - Guide Price £290,000
· 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-metered
· Sewerage - Mains
· Heating - Gas Central Heating- combi boiler- garage
· Broadband - Please refer to Ofcom website. https://www.ofcom.org.uk/phones-telecoms-and-internet/advicefor-consumers/advice/ofcom-checker.
· Mobile Signal/Coverage - Please refer to Ofcom website. https://checker.ofcom.org.uk/en-gb/mobile-coverage.
· Parking - Driveway Parking & Single Garage

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 are not aware of any significant restrictions however we recommend that you liaise with your conveyancer.

We'd recommend you review the Title/deeds of the property with your solicitor.
Restricted Covenants include; We are not aware of any significant restrictive covenants however we recommend that you liaise with your conveyancer.

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 - 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
Listed Status Not Listed
Article 4 Area- No
Conservation Area- No

This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor, on the 28/09/2026. 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.

No other Material disclosures have been made by the Vendor.