



Southway Drive, Yeovil, Somerset, BA21 3ED

Guide Price £270,000

Freehold

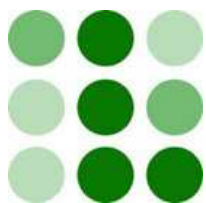
**A very well presented two bedroom semi-detached bungalow set in a popular & convenient residential location within easy reach of local amenities. The bungalow benefits from gas central heating, UPVC double glazing, modern kitchen & shower room, enclosed rear garden, garage and off road parking.**



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3 Southway Drive, Yeovil, Somerset, BA21 3ED



- A Very Well Presented Two Bedroom Semi-Detached Bungalow
- Popular & Convenient Location
- Close To Local Amenities
- Modern Kitchen & Shower Room
- Gas Central Heating
- UPVC Double Glazing
- Enclosed Rear Gardn
- Garage
- Off Road Parking



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 double glazed front/side door to the Entrance Hall.

### **Entrance Hall**

Radiator. Coved ceiling. Hatch to loft space. Doors to Lounge, Kitchen, both Bedrooms & the Shower Room.

### **Lounge 4.85m (15'11") x 4.01m (13'2")**

Built in focal fireplace. TV point. Dimmer switches. UPVC double glazed window, front aspect.

### **Kitchen 3.65m (12') x 2.38m (7'10")**

Modern well fitted Kitchen comprising inset single sink unit with mixer tap, tiled surround and rolltop Quartz work surfaces with a good range of cupboards & drawers below. Built in oven & hob with extractor above. Integrated washing machine. Integrated dishwasher. Integrated fridge/freezer. Wall mounted cupboards. Wall mounted Glow Worm combi boiler. Inset ceiling spotlights. UPVC double glazed window, rear aspect. Frosted glazed door to the Rear Porch.

### **Rear Porch**

UPVC double glazed door to the Rear Garden.

### **Bedroom One 3.69, (12'1") x 3.01m (9'11")**

Radiator. Coved ceiling. UPVC double glazed window, front aspect.

### **Bedroom Two 3.67m (12') x 2.72m (8'11")**

Built in wardrobes with mirror fronted sliding doors. Radiator. UPVC double glazed window, rear aspect.

### **Shower Room 2.78m (9'1") x 1.71m (5'7")**

Modern suite comprising a double width walk in shower with glass screens, with wall mounted shower in situ, over sized head and tiled surround. Vanity sink unit. Low flush WC. Heated towel rail. Tiled floor. Extractor fan. Fully tiled walls. Inset ceiling spotlights. Frosted UPVC double glazed window, rear aspect.

### **Outside**

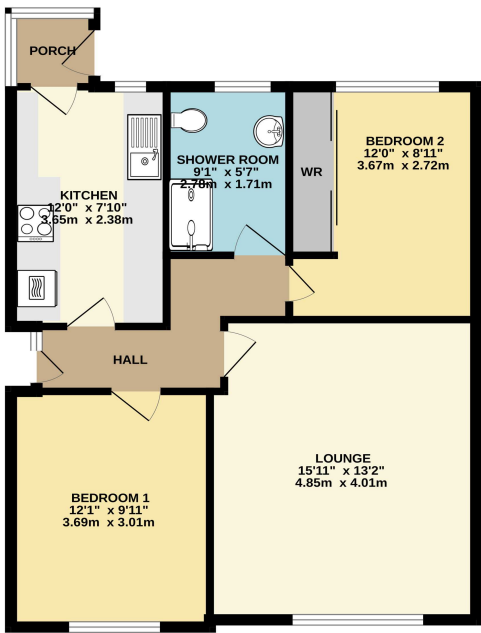
To the rear of the property there is an enclosed garden that comprises of a ice sized paved patio area, lawn area, flowerbeds in situ stocked with plants. Outside tap. The garden is bounded by fencing with a timber gate providing side/rear access from the driveway.

To the front of the bungalow there is a paved garden area, with flowerbeds in situ, various shrubs in situ. Tarmac driveway provides off road parking for 2-3 vehicles and access to the Detached Garage - Up & over door, power & lighting in situ. EV charging point. The front & driveway are bounded by walling & fencing.



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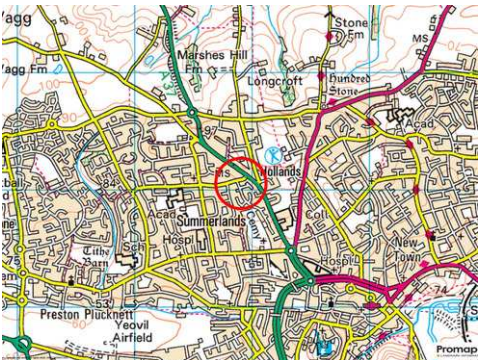
GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 81 B      |
| 69-80 | C             | 74 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



### 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.

### 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* - C
- *Asking Price* - Guide Price £270,000
- *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* - 2 Bedroom Semi-Detached Bungalow
- *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, Glow Worm combi boiler located in the Kitchen that also 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* - Detached Garage & Driveway.

### 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;- Property to be used as a private dwellinghouse only. No trade or business. \*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 ) - C*

## **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 11/06/2026. 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.