

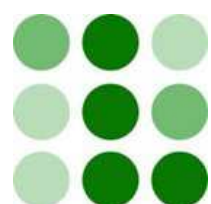


Neathem Road, Yeovil, Somerset, BA21 4SE

Guide Price £260,000

Freehold

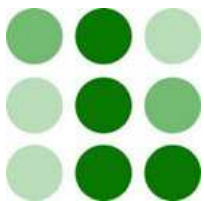
This newly refurbished semi-detached house is offered to the market with no forward chain. With brand new windows and doors, newly installed central heating system, full rewire, newly installed front porch, re-felted roof, new kitchen and bathroom this home is a perfect turn key opportunity and ready to move straight into. The accommodation includes an open plan entrance area with stairs to the first floor, ground floor cloakroom, newly fitted kitchen/breakfast room and a twin aspect sitting room. On the first floor there are three bedrooms and the family bathroom. There is an attractive courtyard style garden to the rear and an open plan front garden with plenty of off street parking to the side.

 **LACEYS**
YEOVIL LTD



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2 Neathem Road, Yeovil, Somerset, BA21 4SE



- Newly Refurbished Semi-Detached House
- Brand New Kitchen & Bathroom
- Newly Installed Gas Central Heating
- New Double Glazing Throughout
- Attractive Courtyard Garden
- Ample Parking For Multiple Vehicles
- Offered For Sale With No Forward 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 425115**.

The **ACCOMMODATION** comprises:

Open Plan Lobby Area

As you enter the property you are greeted with an open plan lobby area which has doors opening to the sitting room and cloakroom. Stairs provide access to the first floor landing. There is a recessed spot light, a front facing double glazed window and a wide opening leading to the kitchen.

Kitchen/Breakfast Room 3.96 m x 3.00 m (13'0" x 9'10")

The twin aspect kitchen/breakfast room has double glazed windows overlooking the side and rear of the property and is fitted with a range of wall, base and drawer units with worktops and matching upstands above. There is a built in oven and hob with extractor hood and an integrated dishwasher. Space is available for a washing machine and fridge/freezer. The stainless steel sink with mixer tap is positioned under the side facing window. There is a large built in cupboard with a further under-stairs cupboard alongside, a contemporary style radiator and recessed spot lighting. A door opens to the rear garden.

Sitting Room 4.86 m x 3.57 m (15'11" x 11'9")

A lovely light room with a double glazed bay to the front and double glazed sliding patio doors to the rear. There is a feature chimney breast, a radiator and a ceiling light point.

Cloakroom

Fitted with a low level WC and a pedestal wash basin. There is a side facing obscured double glazed window, a recessed spot lamp and an extractor fan.

Landing

Doors open to all three bedrooms and the family bathroom. There are recessed spot lights, a rear facing double glazed window and a hatch to the loft.

Bedroom One 3.58 m x 2.86 m (11'9" x 9'5")

A double room with a large front facing double glazed window, a radiator and a ceiling light point.

Bedroom Two 3.93 m x 2.38 m (12'11" x 7'10")

A sensible size room with a front facing double glazed window, a radiator and a ceiling light point.

Bedroom Three 2.43 m x 1.92 m (8'0" x 6'4")

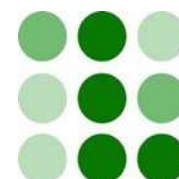
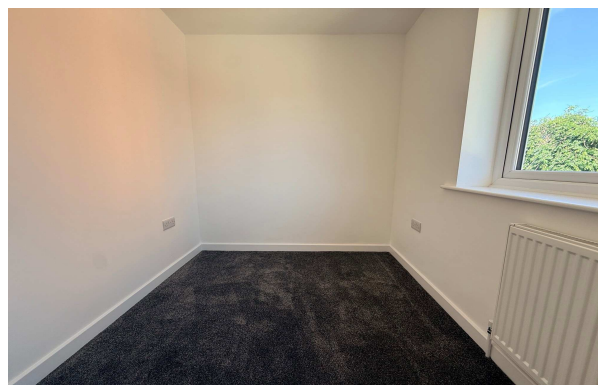
A small single room with a rear facing double glazed window, a radiator and a ceiling light point.

Bathroom

The newly installed bathroom includes a panel enclosed bath with mixer tap and thermostatically controlled shower above with screen to the side, a wash basin with mixer tap and vanity unit and a low level WC. There is a rear facing double glazed window, recessed spot lighting, an extractor fan, heated towel rail and a mirror with integrated light.

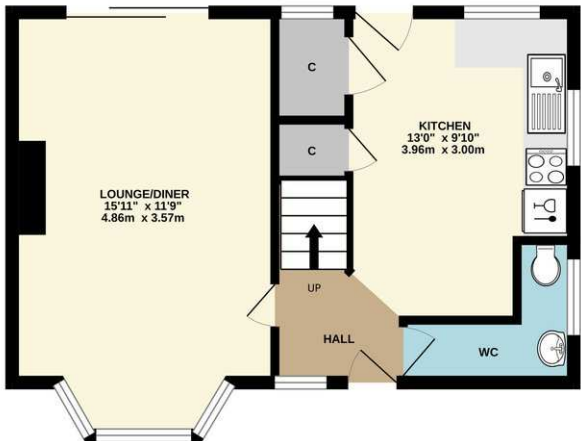
Outside

The property sits nicely back from the road with a low level brick wall to the front with planted flower beds and shingle borders. The driveway to the side provides ample off street parking for multiple vehicles with a hedge to one side and a fence to the end. A gate opens to the fully enclosed rear courtyard garden which is fully paved with a shingle border. There is outside lighting.

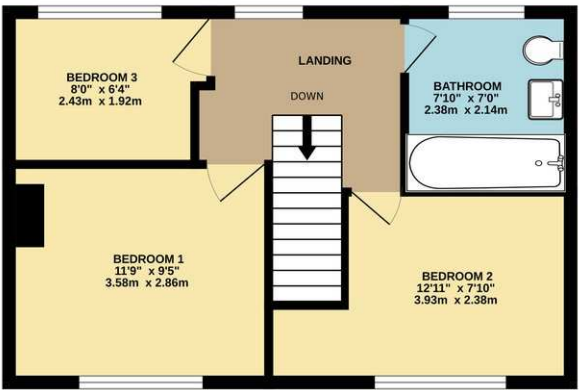


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GROUND FLOOR
402 sq.ft. (37.3 sq.m.) approx.



1ST FLOOR
389 sq.ft. (36.1 sq.m.) approx.

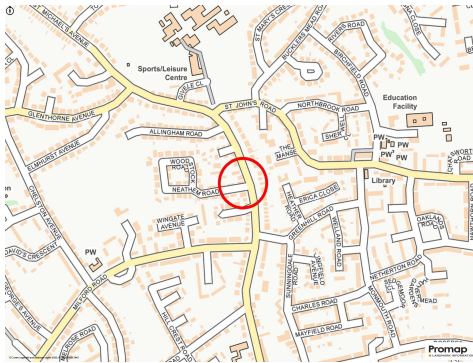
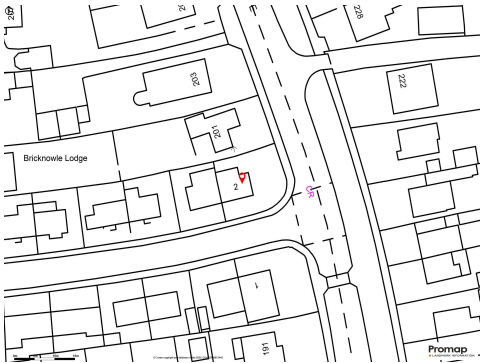


TOTAL FLOOR AREA: 790 sq.ft. (73.4 sq.m.) approx.

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 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		
69-80	C	73 C	80 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.

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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 - B
- Asking Price - Guide Price £260,000
- 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
- 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

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 -Not any time to carry on any trade or business or to use or permit the same to be used for any other purpose than as a private dwellinghouse.

Restricted Covenants include;

- More covenants in place refer to your solicitor.

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) -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 26/06/2026. 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.