

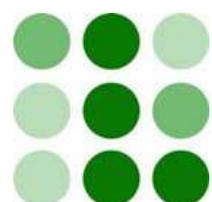


Eliotts Drive, Yeovil, Somerset, BA21 3NN

Guide Price £220,000

Freehold

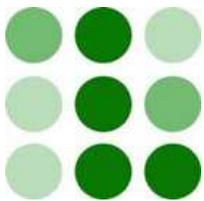
**This extended semi-detached house is situated in a sought after residential location close to shops and schools. The accommodation includes a porch, hallway, sitting room, kitchen/dining room and a further additional ground floor room. On the first floor there are two double bedrooms, a single room and a shower room. There is an open plan front garden with a shared driveway to the side and a rear garden.**

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26 Elliotts Drive, Yeovil, Somerset, BA21 3NN



- Extended Semi-Detached House
- No Forward Chain
- Popular Residential Location
- Two Reception Rooms + Kitchen/Dining Room
- Three Bedrooms
- Shower Room
- Gas Central Heating
- Rear Garden

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:

#### **Porch**

As you enter the property you are greeted with a porch which has a door opening to the hallway.

#### **Hallway**

Doors open to the sitting room and kitchen. There is a double glazed window facing the side, a radiator and a ceiling light point. Stairs provide access to the first floor landing.

#### **Sitting Room 4.23 m x 3.28 m (13'11" x 10'9")**

A part bay with double glazed windows overlooks the front of the property. There is a gas fire with back boiler, a radiator and a decorative ceiling light fitting. Glazed double doors open to the dining room.

#### **Kitchen/Dining Room 5.09 m x 3.20 m (16'8" x 10'6")**

#### **Dining Room**

Open with the main kitchen area the dining room is fitted with a good selection of wall, base and drawer units with work surfaces above and tiled splashback. There is strip lighting and a radiator.

#### **Kitchen**

Fitted with a base unit with work surface above, an inset sink with mixer tap positioned under the side facing double glazed window. There is space for a cooker and a fridge/freezer. Doors open to the rear reception room/extra bedroom and the rear garden.

#### **Landing ()**

Doors open to all three bedrooms and the shower room. A double glazed window faces the side and there is a ceiling light point. Access is available to the loft.

#### **Bedroom One 4.18 m x 3.17 m (13'9" x 10'5")**

A generous double bedroom with a part bay double glazed window overlooking the front of the property. There is a radiator and a ceiling light point.

#### **Bedroom Two 3.24 m x 3.19 m (10'8" x 10'6")**

The second bedroom is also a double room with a rear facing double glazed window, a radiator and a ceiling light point. There are extensive fitted cupboards including one which houses the hot water cylinder.

#### **Bedroom Three 2.46 m x 1.82 m (8'1" x 6'0")**

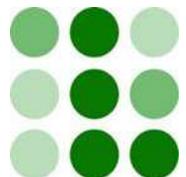
A single room with a double glazed window overlooking the front of the property, a radiator and a ceiling light point.

#### **Shower Room**

Fully tiled and fitted with a corner shower enclosure with electric shower, a pedestal wash basin and a low level WC. There is an obscured rear facing double glazed window, a radiator, extractor fan and an enclosed ceiling lamp.

#### **Outside**

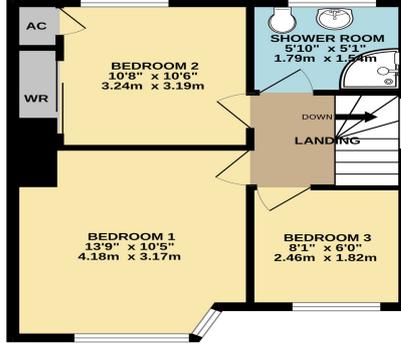
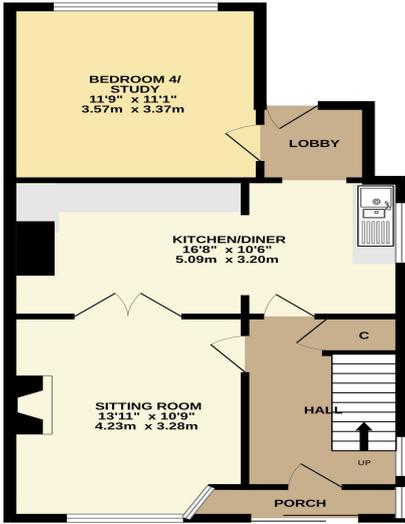
Nicely set back from the road behind a low level brick wall with an area of lawn and planted flower beds. A shared driveway leads between the properties to an area of hardstanding which used to play host to a garage (since removed). On this area there is now a wooden shed. The rear garden is mainly laid to lawn with a patio and hardstanding.



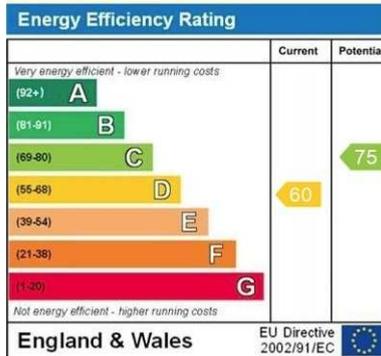
# 26 Eliotts Drive, Yeovil, Somerset, BA21 3NN

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be read in conjunction with 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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**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**

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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 £220,000
- 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
- Sewerage -Mains
- Heating -Gas central heating- back boiler- gas fire-sitting room
- Broadband - Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>.
- Mobile Signal/Coverage - Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>.
- Parking -Shared Driveway With Hardstanding occupied by a wooden shed.

#### **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; Please note that this property is currently un-registered and therefore we will not have prior knowledge about possible covenants. Please refer to 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 - According to the Environment Agency's website the property is considered to be at Very Low Risk of river, sea and surface water flooding. 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

#### **Please Note**

This property is unregistered at Land Registry. By law this will need "First Registration" by the buyer on completion, for which there is an additional charge over and above the normal transfer charge payable to Land Registry. We also cannot rule out the possibility of additional fees being charged by your conveyancer. Please make early enquiries of your conveyancer before making a commitment to purchase.

#### **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 13/03/2026. However, such information could change after compilation of the data, so Lacey's cannot be held liable for any changes post compilation or any accidental errors or omissions. Furthermore, Lacey's 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.