



Lake Mews, Barwick Park, Yeovil, Somerset,
BA22 9TB.

Guide Price £260,000

Freehold

A well presented three bedroom terraced home set in this lovely setting overlooking a lake & greenery with an abundance of wildlife on the doorstep, set in the grounds of Barwick Park. The home benefits from well proportioned accommodation, communal gardens, patio area, a lovely grotto area at the end of the lake and two private parking spaces. No Onward Chain.

 **LACEYS
YEOVIL LTD**



12-14 Hendford, Yeovil, Somerset, BA20 1TE

Tel: 01935 425115 Email: info@laceysyeovil.co.uk



5 Lake Mews, Barwick Park, Yeovil, Somerset, BA22 9TB



- A Well Presented Three Bedroom Terraced Home
- Lovely Setting Overlooking Lake & Greenery
- Abundance Of Wildlife On The Doorstep
- Set In Grounds Of Barwick Park
- Modern Kitchen & Bathroom
- Patio Area
- Communal Gardens/Grounds
- Two Private Parking Spaces
- No Onward Chain
- Viewing Advised To Fully Appreciate The Home & Location

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

Wooden stable door to the Entrance Hall.

Entrance Hall

Vinyl flooring. Stairs up to the Landing. Doors to the Lounge & Kitchen/Dining.

Lounge 5.03 m x 3.63 m (16'6" x 11'11")

Built in open fireplace with marble hearth & surround, wooden outer & mantle above. TV point. Phone point. Dimmer switches. Two wall mounted electric panel heaters. Two windows, front & rear aspects. Glazed door to the rear patio area and communal gardens.

Kitchen 5.03 m x 2.97 m (16'6" x 9'9")

Modern well fitted kitchen comprising an inset Belfast sink, mixer tap and rolltop worksurfaces with a good range of cupboards & drawers below. Built in oven & hob, extractor hood above. Integrated slimline dishwasher. Integrated fridge. Recess for washing machine, plumbing in place. Wall mounted cupboards. Space for table & chairs. Laminate flooring. Inset ceiling spotlights. Built in understairs cupboard. Windows front & rear aspects. Glazed door to the patio area and communal gardens to the rear.

Landing

Hatch to loft space. Wall mounted electric panel heater. Built in airing cupboard which also houses the hot water tank. UPVC double glazed window, rear aspect. Doors to all three Bedrooms & the Bathroom.

Bedroom One 3.61 m x 2.77 m (11'10" x 9'1")

Built in double fronted wardrobe. Wall mounted electric panel heater. TV point. Inset ceiling spotlights. Window, front aspect with an outlook over the lake.

Bedroom Two 2.90 m x 2.29 m (9'6" x 7'6")

Built in cupboard. Wall mounted electric panel heater. Inset ceiling spotlights. Window, front aspect with an outlook over the lake.

Bedroom Three 2.67 m x 2.16 m (8'9" x 7'1")

Wall mounted electric panel heater. Inset ceiling spotlights. Window, rear aspect.

Bathroom 1.90 m x 1.80 m (6'3" x 5'11")

Modern white suite comprising bath with wall mounted shower, over sized head, mixer tap & tiled surround. Vanity sink unit. Low flush WC. extractor fan. Heated towel rail. Laminate flooring. Inset ceiling spotlights. Frosted UPVC double glazed window, rear aspect.

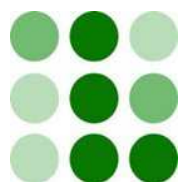
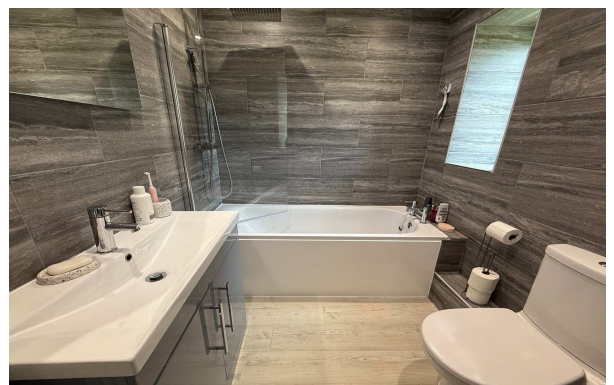
Outside

To the rear there is a paved seating area that extends the width of the home, enclosed to the edges by raised flowerbeds and fencing, this then opens out on to the communal lawn areas. Further communal paved seating area. Outside light.

To the front of the home there is a further paved patio area, flowerbeds in situ. The front is bounded by walling, path to the front door, entrance canopy over, outside light.

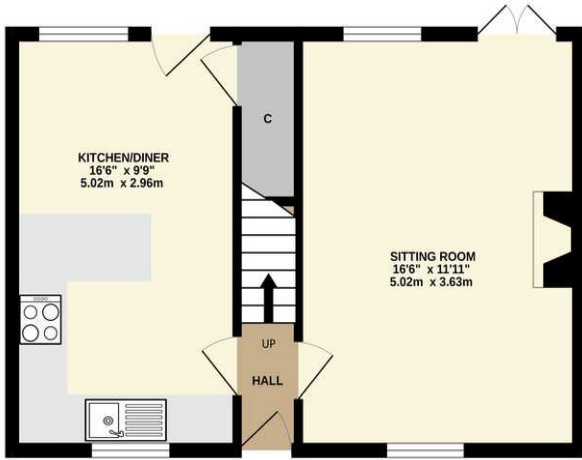
Communal parking area a short walk from the home.

Also to the front of the home there are communal grounds including the lake which has a selection of wildlife in situ, there is also steps that lead down to a lovely Folly area.



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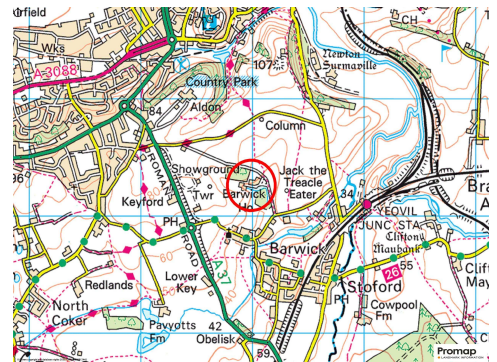
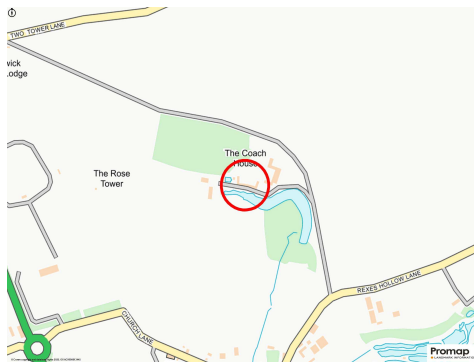
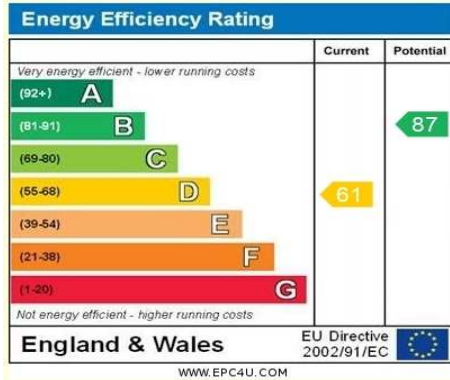
GROUND FLOOR



1ST FLOOR



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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Please Note

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Material Information

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

Material Information applicable in all circumstances

- *Council Tax Band* - D
- *Asking Price* - Guide Price £260,000
- *Tenure* - Freehold - £152 per month - Barwick Park Grounds Management Fee.
- *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 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* - 3 Bedroom 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
- *Sewerage* - Mains
- *Heating* - Electric Panel Heaters in situ, Open fireplace in the lounge. Immersion tank located in the airing cupboard which 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* - Two Private Parking Spaces.

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;- Not to permit or use the Property or any buildings on the Property for the carrying on of any trade or business whatsoever and shall use the same as a single private dwellinghouse only. *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 TBC/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.