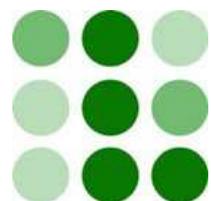




Richmond Road, Yeovil, Somerset, BA20 1BA

Guide Price £260,000

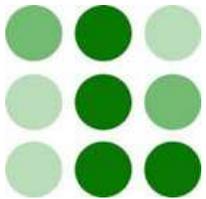
An extended three bedroom, three reception room semi-detached family home set in this popular & convenient residential location close to local amenities. The home benefits from gas central heating, UPVC double glazing, additional ground floor shower room, enclosed rear garden, garage and off road parking.

 **LACEYS
YEOVIL LTD**



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

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



26 Richmond Road, Yeovil, Somerset, BA20 1BA



- An Extended Three Bedroom Semi-Detached Family Home
- Three Reception Rooms
- Popular & Convenient Residential Location
- Close To Local Amenities
- Gas Central Heating
- UPVC Double Glazing
- Additional Ground Floor Shower Room
- Enclosed Rear Garden
- 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

UPVC double glazed front door to the Entrance Lobby - Frosted UPVC double glazed door to the Entrance Hall.

Entrance Hall

Radiator. Phone point. Built in understairs cupboard. Stairs up to the Landing. Access to the Kitchen & Dining Room.

Lounge 3.97 m x 3.16 m (13'0" x 10'4")

TV point. Radiator. Coved ceiling. UPVC double glazed window, front aspect. Throughway to the Dining Room.

Dining Room 3.75 m x 3.05 m (12'4" x 10'0")

Wall mounted gas fire. Built in shelving. Multi panel glazed door to the Garden Room.

Garden Room 3.07 m x 2.72 m (10'1" x 8'11")

Radiator. Coved ceiling. UPVC double glazed, double opening doors to the Rear Garden. Door to the Utility Room.

Utility Room 1.90 m x 1.42 m (6'3" x 4'8")

Space for upright fridge/freezer. Plumbing in place for washing machine. UPVC double glazed window, rear aspect. Door to the Ground Floor Shower Room.

Ground Floor Shower Room 1.90 m x 1.47 m (6'3" x 4'10")

Comprising corner shower cubicle with a wall mounted Triton T80 electric shower in situ, tiled surround. Wall mounted wash basin. Low flush WC. Extractor fan. Radiator. Vinyl flooring. Frosted UPVC double glazed window, side aspect.

Kitchen 3.45 m x 1.88 m (11'4" x 6'2")

Comprising inset stainless steel single drainer, single sink unit with mixer tap, tiled surround and rolltop work surface with cupboards & drawers below. Built in oven & hob with extractor above. Recess for washing machine, plumbing in place. Recess for under counter fridge. Wall mounted cupboards. Spotlights. UPVC double glazed window, side aspect. Frosted UPVC double glazed door provides access to outside.

Landing

Hatch to loft space. Built in overstairs cupboard. Frosted UPVC double glazed window, side aspect. Doors to all three Bedrooms & the Bathroom.

Bedroom One 3.97 m x 2.95 m (13'0" x 9'8")

Range of built in wardrobes with overhead storage in situ too. Radiator. UPVC double glazed window, front aspect.

Bedroom Two 3.76 m x 3.04 m (12'4" x 10'0")

Built in wardrobe with overhead storage above. Built in airing cupboard that houses the hot water tank. Radiator. UPVC double glazed window, rear aspect.

Bedroom Three 2.54 m x 1.90 m (8'4" x 6'3")

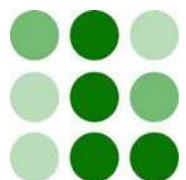
Radiator. UPVC double glazed window, front aspect.

Bathroom 2.05 m x 1.82 m (6'9" x 6'0")

White suite comprising bath with tiled surround. Coupled vanity sink unit & low flush WC. Radiator. Extractor fan. Wall mounted light/shaver point. Vinyl flooring. Wall mounted Worcester boiler. Frosted UPVC double glazed window, rear aspect.

Outside

To the rear there is a very nice enclosed rear garden which comprises a paved patio area that extends the width of the home, bounded by small walling, throughway to the main lawn section, various shrubs in situ. Outside light. Outside tap. Timber shed. The garden is bounded by walling & fencing with a timber gate providing side access. Glazed door also provides rear access to the Garage.



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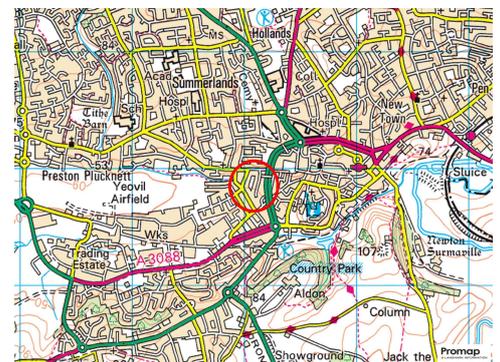
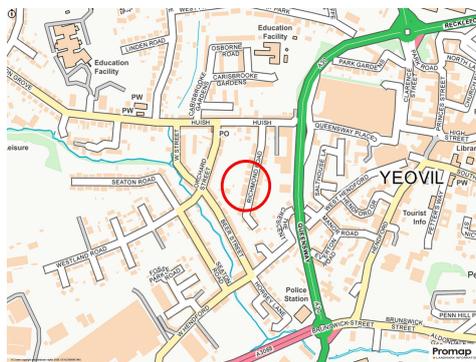
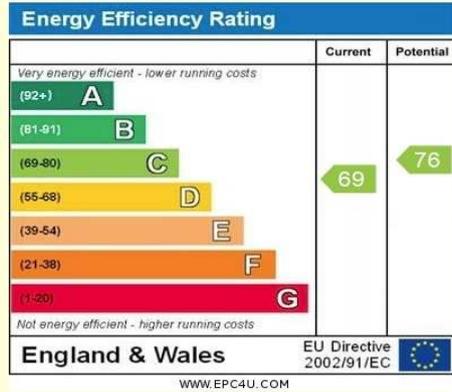
GROUND FLOOR
673 sq.ft. (62.6 sq.m.) approx.

1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA: 1065 sq.ft. (98.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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.
Made with Metropix 02026



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

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

Material Information applicable in all circumstances

- *Council Tax Band* - C - There is an improvement indicator listed next to this property which therefore means the Council Tax Band may be reassessed upon sale.
- *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* - 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 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, on a meter.
- *Sewerage* - Mains
- *Heating* - Gas Central Heating, Worcester boiler located in Bathroom. Hot water tank located in the airing cupboard in Bedroom Two.
- *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* - 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.
- *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

An "Article 4 Direction" (A4D) in planning law is a mechanism that allows a local council to remove certain permitted development rights for a specific area or property. This means that developments which would normally be permitted without needing planning permission, such as minor alterations or changes of use, now require a planning application and permission from the council.

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 04/03/2026. 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.