



Tellis Cross, East Coker, Yeovil, Somerset,  
BA22 9HP

Guide Price £210,000

Freehold

**A well proportioned three bedroom terraced family home set in this popular village location. The home benefits from electric heating, UPVC double glazing, shower room, Multifuel burner to the lounge, enclosed rear garden and off road parking. Good opportunity for First Time Buyer(s).**

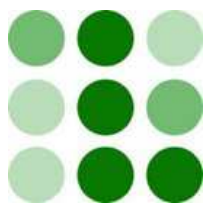
 **LACEYS**  
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BA22 9HP



- A Well Proportioned Three Bedroom Terraced Family Home
- Popular Village Location
- UPVC Double Glazing
- Electric Heating
- Shower Room
- Multifuel Burner To The Lounge
- Enclosed Rear Garden
- Off Road Parking
- Good Opportunity For First Time Buyer(s)

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 UPVC double glazed front door to the Entrance Hall.

### **Entrance Hall**

Tiled floor. Thoroughway to the Kitchen. Door to the Ground Floor Shower Room.

### **Kitchen 5.16 m x 2.44 m (16'11" x 8'0")**

Comprising inset stainless steel single drainer, single sink unit with mixer tap, tiled surround and rolltop worksurface with cupboards & drawers below. Built in oven & hob. Recess for washing machine, plumbing in place. Space for upright fridge/freezer. Wall mounted cupboards. Space for table & chairs. Radiator. Built in understairs cupboard that houses the hot water tank and the electric heating system. Tiled floor. Coved ceiling. UPVC double glazed window, front aspect. Sliding door to the Lounge.

### **Lounge 4.14 m x 4.09 m (13'7" x 13'5")**

Built in brick fireplace, Multifuel burner in situ, tiled hearth. Radiator. TV point. Phone point. Coved ceiling. UPVC double glazed sliding patio door to the Rear Garden. Door to the Rear Lobby.

### **Ground Floor Shower Room**

Comprising a triple width shower cubicle with wall mounted shower, oversized head and tiled surround. Vanity sink unit. Low flush WC. Heated towel rail. Extractor fan. Fully tiled walls. Tiled floor. Frosted UPVC double glazed window, front aspect.

### **Rear Lobby**

Stairs up to the Landing. Frosted UPVC double glazed door to the Rear Garden.

### **Landing**

Hatch to loft space. Doors to all three Bedrooms.

### **Bedroom One 5.16 m x 3.10 m (16'11" x 10'2")**

Radiator. UPVC double glazed window, rear aspect.

### **Bedroom Two 3.33 m x 2.77 m (10'11" x 9'1")**

Radiator. Picture rail. UPVC double glazed window, front aspect.

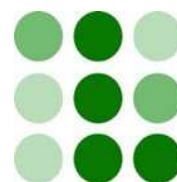
### **Bedroom Three 2.41 m x 2.36 m (7'11" x 7'9")**

Radiator. Picture rail. UPVC double glazed window, front aspect.

### **Outside**

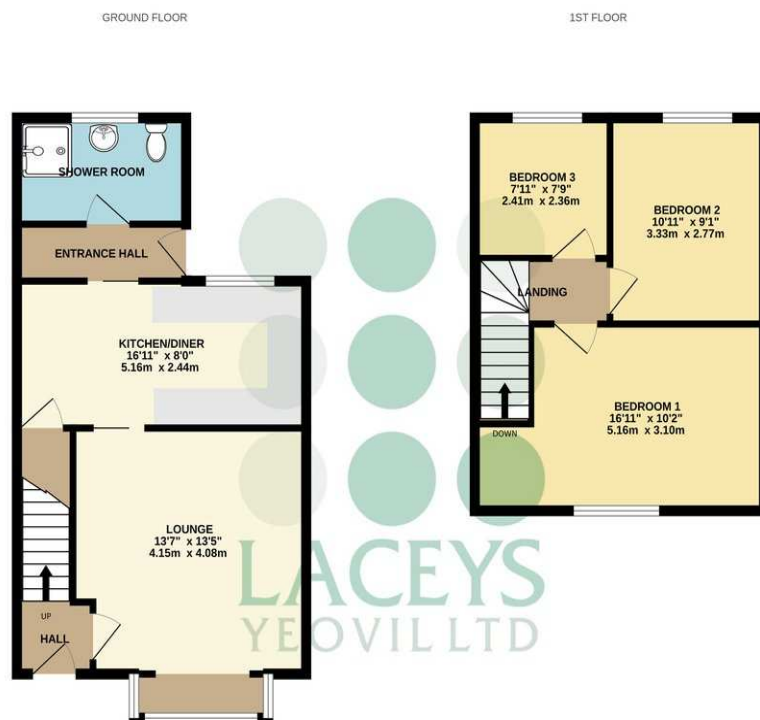
To the rear there is an enclosed garden that comprises a paved patio area, lawn area. The garden is bounded by fencing with an Iron gate proving rear access.

To the front of the house there is a further tiled area, outside store with UPVC doors providing access. Drive provides off road parking for a vehicle. Outside light. Outside tap.

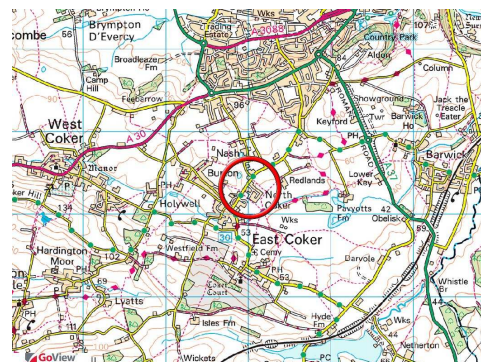
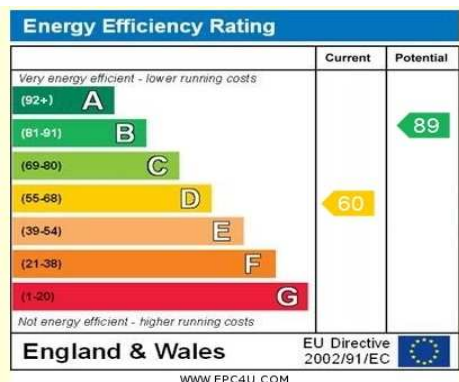




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Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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

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* - B
- *Asking Price* - Guide Price £210,000
- *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 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 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, on a meter.
- *Sewerage* - Mains
- *Heating* - Electric Boiler Heating with 5 radiators, Multifuel burner in situ in the Lounge. Hot water tank located in the understairs cupboard.
- *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* - Off Road 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* - We'd recommend you review the Title/deeds of the property with your solicitor. Restricted Covenants include:- To use the Premises as a private dwellinghouse only. No trade or business. Not to station or cause or permit or suffer the stationing on the Premises of any caravan, tent or other mobile dwelling intended for human habitation. \*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 29/11/2025. 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.