



Vincent Street, Yeovil, Somerset, BA20 1JQ

Guide Price £170,000

Freehold

A tidy & well proportioned two bedroom, two reception room terraced home set in this convenient location close to local amenities. The home benefits from UPVC double glazing, gas/electric heating and an enclosed rear garden. No Onward Chain.

 **LACEYS
YEOVIL LTD**



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10 Vincent Street, Yeovil, Somerset, BA20 1JQ



- A Tidy & Well Proportioned Two Bedroom Terraced Home
- Two Reception Rooms
- Convenient Location, Close To Local Amenities
- UPVC Double Glazing
- Enclosed Rear Garden
- Permit Parking
- Good Opportunity For First Time Buyer(s)
- No Onward 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 425 115**.

Accommodation Comprises

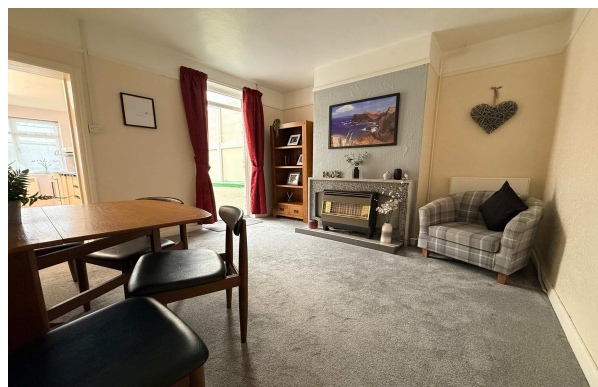
Frosted double glazed front door to the Entrance Hall.

Entrance Hall

Wall mounted electric heater. Coved ceiling. Stairs up to the Landing. Doors to the Lounge & Dining Room.

Lounge 3.33 m x 3.30 m (10'11" x 10'10")

Built in fireplace with gas fire in situ. TV point. Phone point. Picture rail. Wall mounted electric heater. Raised skirting. UPVC double glazed bay window, front aspect.



Dining Room 3.56 m x 3.53 m (11'8" x 11'7")

Built in fireplace with gas fire in situ, tiled hearth & surround. Wall mounted electric heater. Phone point. Built in understairs cupboard. Picture rail. Throughway to the Kitchen. UPVC double glazed door to the Lean To.

Kitchen 3.33 m x 2.31 m (10'11" x 7'7")

Comprising inset stainless steel single drainer, single sink unit with mixer tap, tiled surround and rolltop worksurface with cupboards & drawers below. Recess for cooker. Recess for washing machine, plumbing in place. Recess for under counter fridge. Space for chest freezer. Wall mounted cupboards. Wall mounted electric heater. Vinyl flooring. UPVC double glazed, side aspect. Further single glazed window, rear aspect.



Lean To 3.45 m x 1.78 m (11'4" x 5'10")

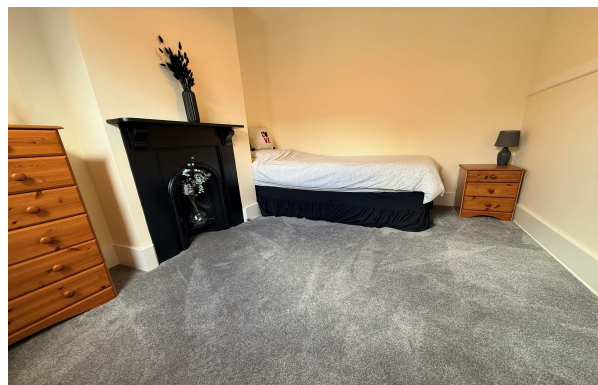
Undercover outside area, built in store. Outside tap.

Landing

Hatch to loft space. Doors to both Bedrooms & the Bathroom.

Bedroom One 4.36 m x 3.30 m (14'4" x 10'10")

Wall mounted electric heater. Built in storage cupboards. Vinyl flooring. Inset ceiling spotlights. Two UPVC double glazed windows, both front aspects.

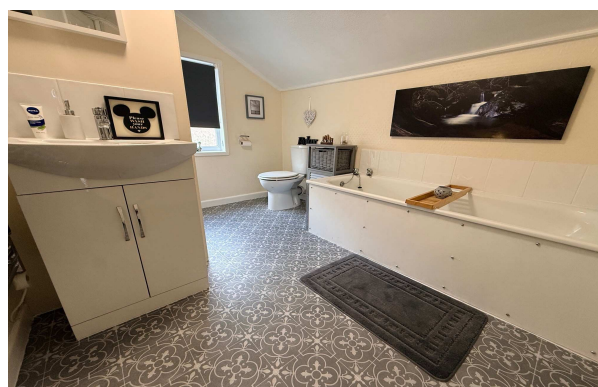


Bedroom Two 3.56 m x 2.77 m (11'8" x 9'1")

Built in ornamental fireplace. Raised skirting. UPVC double glazed window, rear aspect.

Bathroom 3.30 m x 2.29 m (10'10" x 7'6")

White suite comprising bath. Vanity sink unit. Low flush WC. Heated towel rail. Built in airing cupboard that houses the hot water tank. Vinyl flooring. Frosted UPVC double glazed window, rear aspect.



Outside

To the rear there is an enclosed garden, comprising of paved/hardstanding areas with raised flowerbeds bordering the area. The garden is bounded by fencing & walling



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GROUND FLOOR
483 sq. ft. (44.9 sq. m.) approx.



1ST FLOOR
403 sq. ft. (37.4 sq. m.) approx.

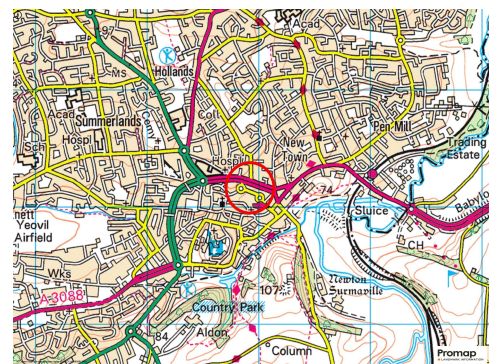
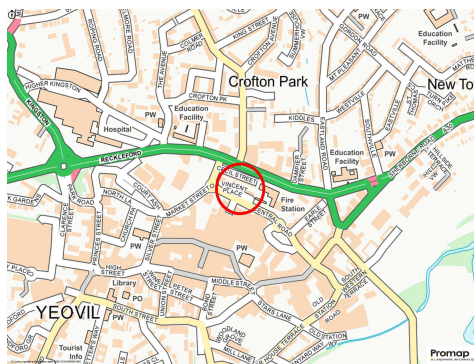
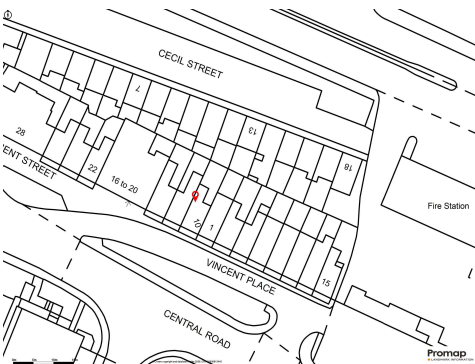


TOTAL FLOOR AREA: 886 sq. ft. (82.3 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors 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 Metrepro (2023)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	46 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.

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* - A
- *Asking Price* - Guide Price £170,000
- *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 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* - 2 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 wall mounted heaters, two gas fires in lounge & dining room. Hot water tank located in the airing cupboard in the bathroom.
- *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* - Permit

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) - E

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 13/05/2026. 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.