



Acer Drive, Abbey Manor Park, Yeovil, Somerset,
BA21 3DH.

Guide Price £210,000

Freehold

A very well presented two bedroom end of terrace home set in a tucked away quiet position on the ever popular Abbey Manor Park development, close to local amenities. The home benefits from gas central heating, UPVC double glazing, modern bathroom suite, nice-sized enclosed rear garden and off road parking for two vehicles.



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25 Acer Drive, Abbey Manor Park, Yeovil, Somerset,
BA21 3DH

- A Very Well Presented Two Bedroom End Of Terrace Home
- Tucked Away, Quiet Position
- Popular Abbey Manor Park Development
- Enclosed Rear Garden
- Off Road Parking For Two Vehicles
- Gas Central Heating
- UPVC Double Glazing
- Modern Bathroom Suite
- 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

UPVC double glazed front door to the Entrance Hall.

Entrance Hall

Radiator. Built in understairs cupboard. Laminate flooring. Stairs up to the Landing. Concertina door to the Kitchen. Throughway to the Lounge.

Lounge 4.37 m x 3.63 m (14'4" x 11'11")

Radiator. TV point. Phone point. Laminate flooring. UPVC double glazed sliding patio doors to the Rear Garden.

Kitchen 2.87 m x 1.78 m (9'5" x 5'10")

Well fitted Kitchen comprising inset single drainer, single sink unit with mixer tap, rolltop worksurface with cupboards & drawers below. Built in oven & hob, extractor above. Recess for washing machine, plumbing in place. Recess for upright fridge/freezer. Wall mounted cupboards. Wall mounted Worcester combi boiler. Laminate flooring. Trail of spotlights. UPVC double glazed window, front aspect.

Landing

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

Bedroom One 3.63 m x 2.11 m (11'11" x 6'11")

Radiator. UPVC double glazed window, rear aspect.

Bedroom Two 3.63 m x 2.87 m (11'11" x 9'5")

Radiator. Built in cupboard. Two UPVC double glazed windows, both front aspects.

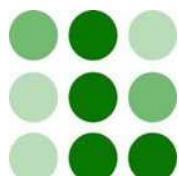
Bathroom 2.26 m x 1.53 m (7'5" x 5'0")

Modern white suite comprising bath with mixer tap, wall mounted shower, over sized head and tiled surround. Coupled vanity sink unit and low flush WC. Extractor fan. Heated towel rail. Vinyl flooring. Spotlights. Frosted UPVC double glazed window, side aspect.

Outside

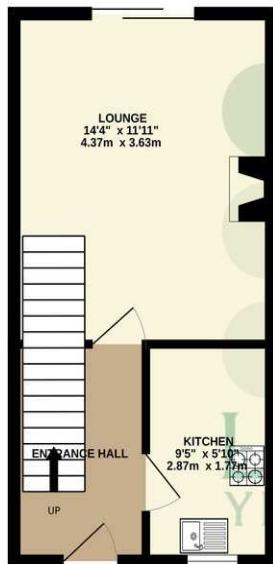
To the rear there is an enclosed garden that comprises a paved patio area, steps up to a lawn section. Outside tap to the side of the house. The garden is bounded by fencing, a timber gate provides side access from the front of the house.

To the front there is a further lawn area, concrete path leads to the front door, entrance canopy above. There is also a drive to the front that provides off road parking for two vehicles.

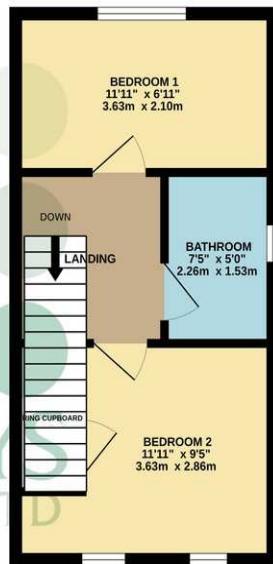


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GROUND FLOOR



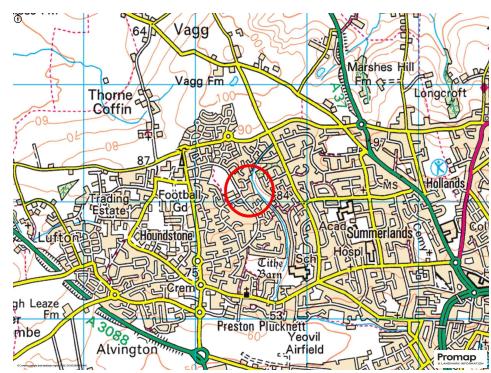
1ST FLOOR



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 errors, omissions or inaccuracies. The floorplan is for guidance only and is not to scale. It is not intended for 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 Metriplan 2005.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92+)	A	89
(81-81)	B	
(69-80)	C	
(55-68)	D	67
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
WWW.EPC4U.COM		



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.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 End 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* - Gas Central Heating, Worcester combi boiler located in the Kitchen that also 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* - 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) - 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 14/10/2025. 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.