

Falcon Road, Brympton, Yeovil, Somerset,
BA22 8BR

Guide Price £200,000

Freehold

**A well proportioned and well presented two bedroom Coach House set in a tucked away position in this popular residential location. The home benefits from gas central heating, UPVC double glazing, shower room, garage, off road parking and an additional enclosed garden area to the rear.**

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The Property Ombudsman



59 Falcon Road, Brympton, Yeovil, Somerset, BA22 8BR








- A Well Presented Two Bedroom Coach House
- Well Proportioned Accommodation
- Tucked Away Position, Popular Residential Location
- Gas Central Heating
- UPVC Double Glazing
- Shower Room
- Enclosed Garden
- Garage
- Allocated 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**
Front door to the Entrance Lobby.

**Entrance Lobby**
Radiator. Stairs up to the Landing. Internal door that provides access in to the Garage.

**Landing**
Radiator. Phone point. Built in storage cupboard that also houses the Ideal Logic combi boiler. UPVC double glazed window, rear aspect. Doors to the Open Plan Lounge/Kitchen, both Bedrooms & the Shower Room.

**Open Plan Lounge/Kitchen 5.78 m x 5.41 m (19'0" x 17'9")**

**Lounge/Dining Area** - Two radiators. TV point. Space for table & chairs. Two UPVC double glazed windows, front & rear aspects.

**Kitchen Area -** Comprising inset stainless steel 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. Space for upright fridge/freezer. Wall mounted cupboards. Vinyl flooring. UPVC double glazed window, front aspect.

**Bedroom One 4.37 m x 3.00 m (14'4" x 9'10")**
Radiator. Built in double fronted wardrobe. TV point. UPVC double glazed window, front aspect.

**Bedroom Two 4.37 m x 2.69 m (14'4" x 8'10")**
Radiator. Built in double fronted wardrobe. UPVC double glazed window, rear aspect.

**Shower Room 2.31 m x 1.80 m (7'7" x 5'11")**
White suite comprising a double width shower cubicle, with wall mounted shower in situ, over sized head and tiled surround. Pedestal wash basin. Low flush WC. Heated towel rail. Extractor fan. Vinyl flooring. Frosted UPVC double glazed window, front aspect.

**Outside**
To the rear of the Coach House there is an enclosed garden area that comprises of a lawn section, hard standing area providing a seating space. Various shrubs in situ. Door provides access to a Store. The garden area is bounded by Iron railings with an Iron gate providing access, paved path leads to the Store.

To the front there is allocated parking for a vehicle in front of the Garage. **Garage - 5.81m (19'1") x 2.65m (8'8"**) - Up & over door.









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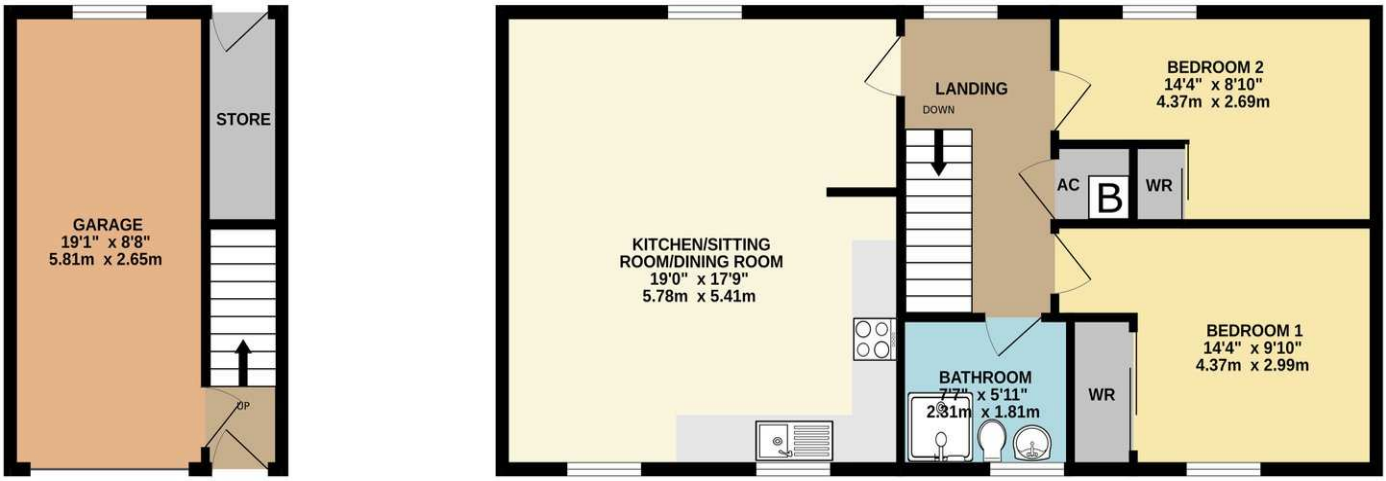
GROUND FLOOR
231 sq.ft. (21.4 sq.m.) approx.

1ST FLOOR
741 sq.ft. (68.8 sq.m.) approx.




TOTAL FLOOR AREA : 972 sq.ft. (90.3 sq.m.) approx.

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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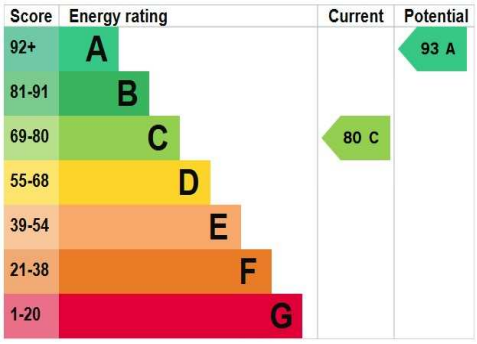




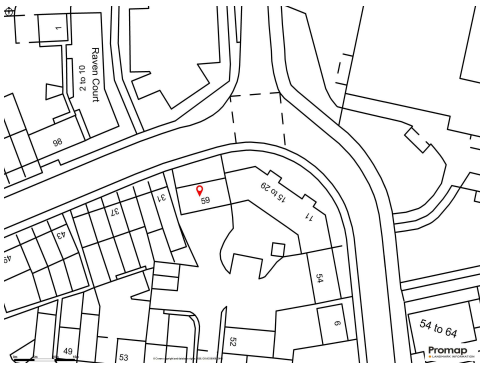


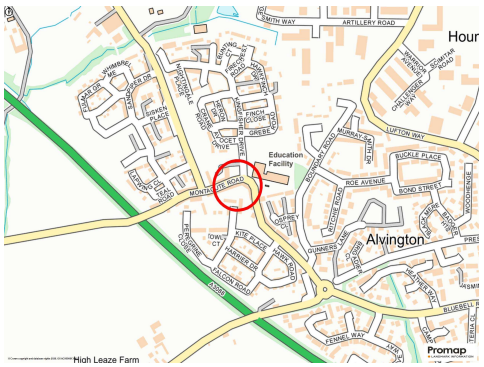


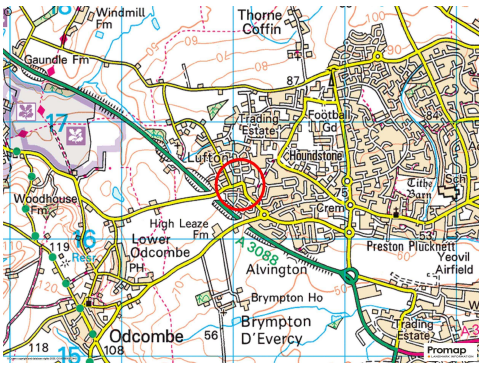


**Please Note**
No tests have been undertaken of any of the services and any intending purchasers/tenants should satisfy themselves in this regard. Laceys Yeovil Ltd for themselves and for the vendor/landlord of this property whose agents they are, give notice that,(i)these particulars do not constitute any part of an offer or contract,(ii) all statements contained within these particulars are made without responsibility on the part of Laceys 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 Laceys or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.

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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 £200,000
- *Tenure* - Freehold - (3 of the garages below are leasehold, you will need to check with your solicitor with regards to the set up on these).
- *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 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* - 2 Bedroom Coach 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* - Gas Central Heating, Ideal Logic combi boiler located in the cupboard on the Landing 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* - Garage & Allocated 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:- Not to use the Property for any purpose other than a private residential dwelling and not to use the Property for any trade or business. Not to keep, feed or permit to be kept or fed on the Property any animals other than normal household domestic pets. Not to park any commercial vehicle, caravan, mobile home, camper van or boat on the Property. *More covenants in place refer to your solicitor.
- *Rights and Easement*s - 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

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 30/10/2026. 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.