



Kenmore Drive, Yeovil, Somerset, BA21 4BG

Guide Price £325,000

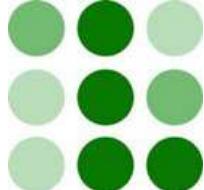
Freehold

An extended well proportioned four bedroom semi-detached family home set in this popular residential location, close to local amenities. The home benefits from gas central heating, UPVC double glazing, cloakroom, additional shower room, conservatory, enclosed rear garden, garage and off road parking. Also the added benefit of No Onward Chain.



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42 Kenmore Drive, Yeovil, Somerset, BA21 4BG

- An Extended Four Bedroom Semi-Detached Family Home
- Popular Residential Location, Close To Local Amenities
- Gas Central Heating
- UPVC Double Glazing
- Conservatory
- Cloakroom
- Enclosed Rear Garden
- Garage & Off Road Parking
- 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 UPVC double glazed front door to the Entrance Hall.

#### **Entrance Hall**

Radiator. Built in understairs cupboard. Inset doormat. Stairs up to the Landing. Doors to the Cloakroom, Lounge & Kitchen/Dining Area.

#### **Cloakroom**

Comprising low flush WC. Wall mounted wash basin. Radiator. Vinyl flooring. Coved ceiling. Inset ceiling spotlights. Frosted UPVC double glazed window, front aspect.

#### **Lounge 5.79 m x 4.45 m (19'0" x 14'7")**

Built in fireplace. Two radiators. TV point. Dimmer switches. Coved ceiling. Two sets of UPVC double glazed, double opening doors to the Rear Garden.

#### **Kitchen/Dining Area 6.35 m x 3.00 m (20'10" x 9'10")**

Comprising inset stainless steel single drainer, circular bowl sink unit with mixer tap, tiled surround and rolltop worksurface with cupboards & drawers below. Built in oven & hob, extractor hood above. Recess for washing machine, plumbing in place. Recesses for under counter fridge/freezer. Wall mounted cupboards. Vinyl flooring. Inset ceiling spotlights. UPVC double glazed window, front aspect. Opens through to the Dining Area.

**Dining Area** - Radiator. Coved ceiling. Throughway to the Conservatory.

#### **Conservatory 3.04 m x 2.49 m (10'0" x 8'2")**

Two radiators. Phone point. UPVC double glazed, double opening doors to the Rear Garden.

#### **Landing**

Hatch to loft space. Built in storage cupboard. Radiator. Inset ceiling spotlights. UPVC double glazed window, front aspect. Doors to all Bedrooms & the Bathroom.

#### **Bedroom One 3.35 m x 3.25 m (11'0" x 10'8")**

Built in triple fronted wardrobe. Radiator. Phone point. Coved ceiling. Inset ceiling spotlights. UPVC double glazed window, rear aspect.

#### **Bedroom Two 3.07 m x 2.90 m (10'1" x 9'6")**

Radiator. Coved ceiling. UPVC double glazed window, rear aspect.

#### **Bedroom Three 4.06 m x 2.46 m (13'4" x 8'1")**

Radiator. UPVC double glazed window, rear aspect.

#### **Bedroom Four 3.25 m x 3.05 m (10'8" x 10'0")**

Radiator. Phone point. Coved ceiling. TV point. Inset ceiling spotlights. UPVC double glazed window, front aspect. Door to the Shower Room.

#### **Shower Room 2.08 m x 1.63 m (6'10" x 5'4")**

Comprising shower cubicle with wall mounted shower, over sized head & tiled surround. Radiator. Vinyl flooring. Extractor fan.

#### **Bathroom 2.46 m x 2.34 m (8'1" x 7'8")**

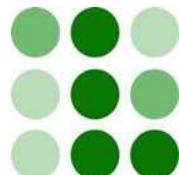
White suite comprising bath with mixer tap, shower attachment & tiled surround. Wall mounted wash basin. Low flush WC. Heated towel rail. Extractor fan. Tiled floor. Half tiled walls. Frosted UPVC double glazed window, front aspect.

#### **Outside**

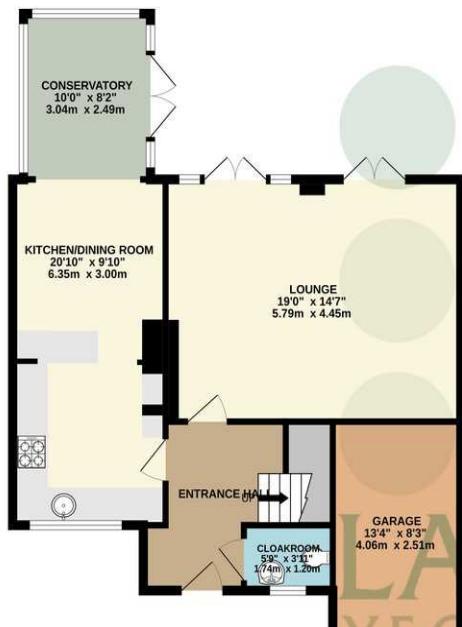
To the rear of the property there is an enclosed rear garden, comprising of a paved patio area. Decked area. Astro turf lawn section. The garden is enclosed by fencing with an Iron gate providing side access from the front of the house.

To the front a paved drive provides off road parking for two vehicles and access to the **Garage 4.06m (13'4") x 2.51m (8'3")** - Up & over door, power & lighting in situ, also houses the Worcester combi boiler that also heats the hot water.

The front area is bounded by fencing.



## GROUND FLOOR



## 1ST FLOOR



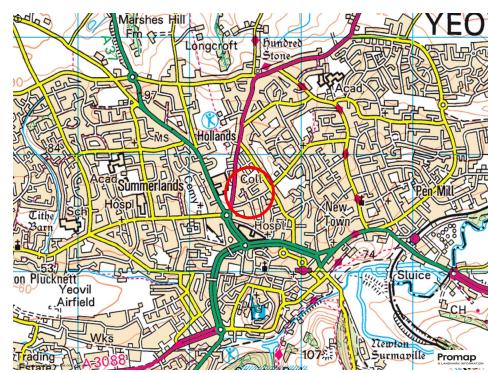
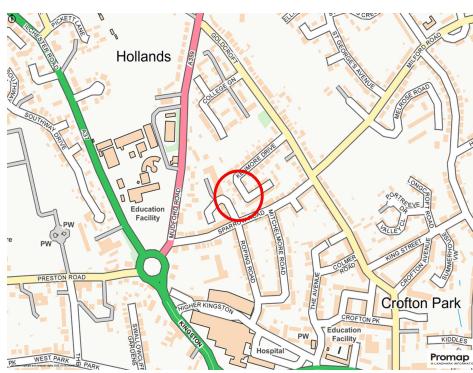
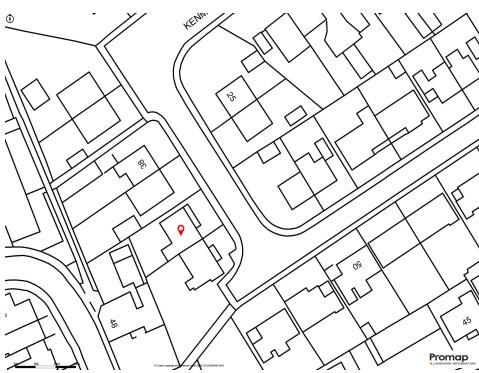
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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* - C
- *Asking Price* - Guide Price £325,000
- *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* - 4 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
- *Sewerage* - Mains
- *Heating* - Gas Central Heating, Worcester boiler located in the garage which 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 & 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. Restricted Covenants include:- Not at any time to carry on or permit to be carried on upon the said premises any trade or business not to permit the same to be used for any purpose other than as a private dwellinghouse with outbuildings and curtilage. \*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 ) - 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 09/01/2026. 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.