

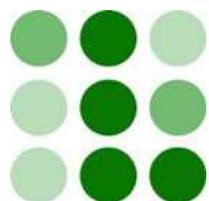


Rivers Road, Yeovil, Somerset, BA21 5RJ

Guide Price £270,000

Freehold

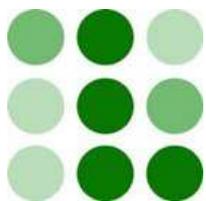
**A well proportioned and very well presented two bedroom extended semi-detached bungalow set in this convenient & popular residential location. The bungalow benefits from gas central heating, UPVC double glazing, modern shower room, award winning enclosed rear garden, garage and off road parking. Offered for sale with No Onward Chain.**

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6 Rivers Road, Yeovil, Somerset, BA21 5RJ



- Extended Semi-Detached Bungalow
- Two Double Bedrooms
- Extended Kitchen
- Sitting Room/Dining Room
- Gas Central Heating
- UPVC Double Glazing
- Stunning Award Winning Enclosed Garden
- Workshop (former garage)
- Off Road Parking For Multiple Vehicles
- 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 425115**.

The **ACCOMMODATION** comprises:

### Hallway

As you enter the property you are greeted with a long entrance hallway which has doors opening to both bedrooms, the sitting room, shower room and kitchen. Built in storage cupboard. Built in airing cupboard that has a radiator in situ. There is an attractive radiator cover hiding the radiator, a decorative light fitting and a ceiling light point.

### Sitting Room 4.27 m x 3.74 m (14'0" x 12'3")

A feature fireplace with inset electric fire provides a nice focal feature to the room. There is a decorative light fitting and a radiator. A large opening leads to the dining room.

### Dining Room 3.47 m x 1.93 m (11'5" x 6'4")

The dining room enjoys a pleasant outlook over the rear garden through the large sliding double glazed doors. There is spot lighting and an opening leading to the breakfast area.

### Kitchen 4.60 m x 2.99 m (15'1" x 9'10")

Offering a good selection of wall, base and drawer units with work surfaces above. The combination gas/electric cooker will remain as will the built in fridge/freezer. There is space for a washing machine above which there is an inset sink with mixer tap which overlooks the breakfast area. There are two ceiling light points, a radiator, sliding patio doors opening to the rear garden and a door opening to the driveway.

### Bedroom One 3.31 m x 3.05 m (10'10" x 10'0")

A comfortable double room with double glazed windows to both the front and side. There is a ceiling light point, a radiator and extensive fitted wardrobes.

### Bedroom Two 3.34 m x 2.51 m (10'11" x 8'3")

The second bedroom is also a double room with wall mounted bed side tables/shelves, a large double glazed window overlooking the front of the property, a radiator and a ceiling light point.

### Shower Room

The fully tiled bathroom is fitted with a low threshold shower with glass screen and thermostatically controlled shower, a low level WC and a wash basin with mixer tap and vanity unit. There is a heated towel rail, an enclosed ceiling lamp, extractor fan and a warm air heater. An obscured double glazed window faces the side.

### Outside

#### Workshop

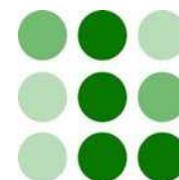
The garage has had a personal door installed where an up and over door would have been and is being used as workshop with a door also to the rear into the garden. There is a selection of built in units, power and light.

#### Front Of Property

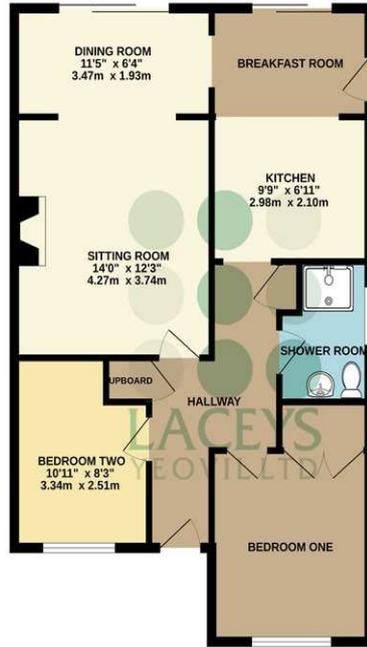
There is ample driveway parking for multiple vehicles.

#### Rear Garden

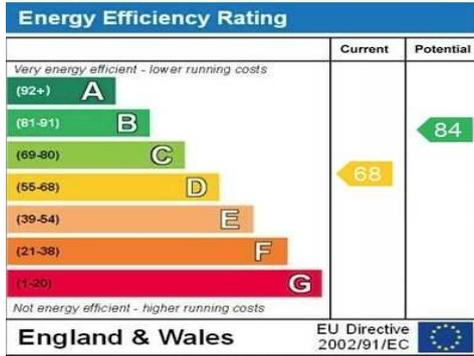
The award winning rear garden has been designed with ease of maintenance in mind offering a generous patio immediately adjacent to the bungalow which is perfect for al-fresco dining beyond which there is an area of shingle with small shaped beds offering plenty of variety and interest. Many of the plants and shrubs are perennial and the garden is ready to enjoy straight away with fruit trees, a shed and fruit cages. There is also an attractive water feature and rear access is available to the workshop.



GROUND FLOOR  
728 sq.ft. (67.6 sq.m.) approx.



TOTAL FLOOR AREA: 728 sq.ft. (67.6 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The symbols, systems and approach shown here are not intended and no guarantee is made with respect to them.



### 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

Photographs are reproduced for general information and it must not be inferred that any item is included for sale / to let with this property. Please note floor plans are not to scale and are for identification purposes only. The photographs used in these particulars may have been taken with the use of a wide angle lens. If you have any queries as to the size of the accommodation or plot, please address these with the agent prior to making an appointment to view.

## **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 £270,000
- 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 - Conveyancers 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 lenders' 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 -Semi-Detached Bungalow
- 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- Boiler in Loft
- Broadband - Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advicefor-consumers/advice/ofcom-checker>.
- Mobile Signal/Coverage - Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>.
- Parking - Driveway 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 -No building or other erection shall at any time be erected on the land hereby transferred or any part thereof other than a private dwellinghouse garage greenhouse and the usual out-offices to be used as a private residence only but nothing herein contained shall be deemed to prohibit such private residence also being used as a surgery for a doctor, dentist or other similar professional person.
- More covenants in place refer to your solicitor.

#### **Material Information that may or may not apply continued**

- 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.
- Current Flood Risk - According to the Environment Agency's website the property is considered to be at Very Low Risk of River, Sea and Surface Water flooding. 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 24/02/2026. 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.