



Trellech Court, Yeovil, Somerset, BA21 3TE

Guide Price £200,000

Freehold

This two bedroom end of terrace house is situated in a popular residential location on the Western side of Yeovil and is offered for sale with no forward chain. As you enter the property you are greeted with a porch which in turn leads to a hallway beyond which there is a fitted kitchen and a living/dining room. On the first floor there are two bedrooms and the family bathroom. There is a brick paved driveway to the side and a fully enclosed garden to the rear complete with a wooden shed.

 **LACEYS
YEOVIL LTD**



12-14 Hendford, Yeovil, Somerset, BA20 1TE

Tel: 01935 425115 Email: info@laceysyeovil.co.uk



19 Trellech Court, Yeovil, Somerset, BA21 3TE



- End Of Terrace House
- Popular Abbey Manor Park Location
- Ample Driveway Parking
- Enclosed Rear Garden with Shed
- No Forward Chain
- Gas Central Heating
- Double Glazed

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:

Porch

As you enter the property you are greeted with a porch which has a door opening to the hallway.

Hallway

Stairs provide access to the first floor landing, a door opens to the sitting room and there is an opening to the kitchen. There is a useful under-stairs cupboard, a radiator and a ceiling light point.

Kitchen 2.91 m x 2.06 m (9'7" x 6'9")

Fitted with a selection of wall, base and drawer units with work surfaces above. There is a built in oven and inset hob with extractor hood above and space is available for a washing machine and fridge/freezer and an additional appliance. The stainless steel sink with mixer tap is positioned under the front facing double glazed window. There is a ceiling light point and a cupboard which houses the gas fired combination boiler.

Sitting/Dining Room 4.54 m x 3.91 m (14'11" x 12'10")

Large double glazed patio doors open to the garden. A wall mounted fire provides a nice focal feature to the room. There is a radiator and a ceiling light point.

Landing

Doors open to both bedrooms. There is access to the loft and a ceiling light point.

Bedroom One 3.91 m x 3.02 m (12'10" x 9'11")

Situated at the rear of the property this twin aspect room has double glazed windows facing both the side and rear. There is a radiator and a ceiling light point.

Bedroom Two 2.93 m x 2.88 m (9'7" x 9'5")

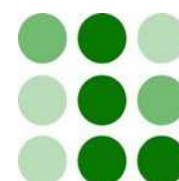
A double glazed window overlooks the front of the property. There are two built in storage cupboards, a radiator and a ceiling light point.

Bathroom

Fully tiled and fitted with panel enclosed bath with thermostatically controlled shower above and screen to side, a low level WC and a pedestal wash basin. There is a side facing double glazed window, a heated towel rail, ceiling light point and an extractor fan.

Outside

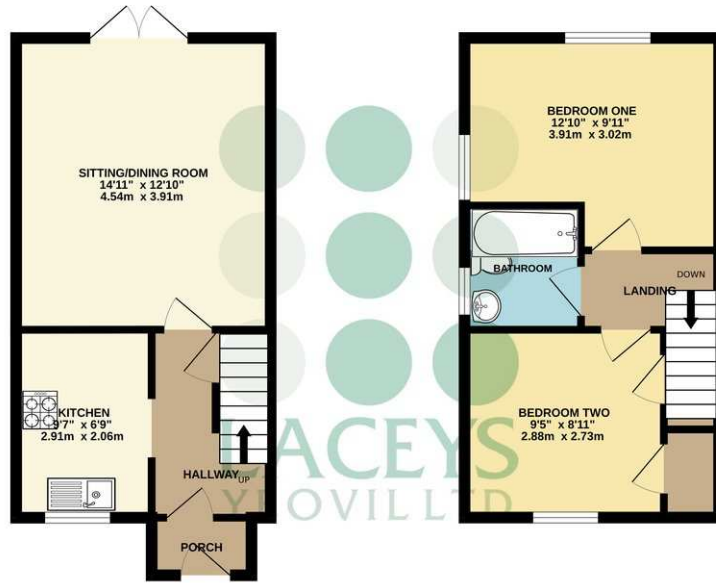
To the front of the property there is an attractive brick paved driveway providing parking for multiple vehicles with an area of shingle and mature shrubs whilst to the rear the fully enclosed garden offers a good size patio beyond which there is an area of lawn. There is a wooden shed to the side.



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GROUND FLOOR
328 sq.ft. (30.5 sq.m.) approx.

1ST FLOOR
314 sq.ft. (29.1 sq.m.) approx.



TOTAL FLOOR AREA - 642 sq.ft. (59.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	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 applicable in all circumstances

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

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 - End Of Terrace 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- combi boiler- kitchen. New boiler installed February 2025.
- Broadband - Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-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 - Not to use the property or permit the same to be used for any purpose what so ever other than as a private dwellinghouse for the occupation of a single family with garage and garden. Not to use the property to be used for any illegal immoral or improper purpose. Not to park any lorry van or other commercial vehicle permanently or temporarily on the property (except that a light van used by an occupier of the property solely for private purposes may so be parked) and without prejudice to the foregoing not to park any caravan boat horsebox or trailer on the property in front of the building line.

We'd recommend you review the Title/deeds of the property with your solicitor.

- More covenants in place refer to your solicitor.

Material Information that may or may not apply

Not to store or place or permit to be stored of placed any boat or other chattel of any description whatsoever on the roof of the garage forming part of the house. Not to park or leave any vehicle of any description whatsoever on the roof of the garage forming part of the house.

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 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 19/04/2026. 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.