

Huish, Yeovil, Somerset, BA20 1BJ

Guide Price £120,000

Freehold

A two bedroom, two reception room end of terrace home set close to local amenities, the house does require some updating. The home benefits from UPVC double glazing, gas heaters and an enclosed rear garden. Also has an additional parcel of land to the rear with access from the existing garden to this part. No Onward Chain.

LACEYS YEOVIL LTD

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

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

The Property Ombudsman



192 Huish, Yeovil, Somerset, BA20 1BJ







- A Two Bedroom End Of Terrace Home
- Two Reception Rooms
- Set Close To Local Amenities
- Some Updating Required
- UPVC Double Glazing
- Gas Heaters
- Enclosed Rear Garden
- Additional Parcel Of Land To The Rear
- 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 door to Entrance Lobby. Glazed door to the Entrance Hall.

Entrance Hall
Stairs up to the Landing. Throughway to the Lounge. Door to the Dining Room.

Lounge 3.10 m x 2.82 m (10'2" x 9'3")
Wall mounted gas fire. Phone point. TV point. UPVC double glazed window, front aspect.

Dining Room 3.96 m x 2.98 m (13'0" x 9'9")
Built in brick fireplace, Woodburner in situ. TV point. Stained glass window, side aspect. Internal window into the Lean To/Utility. Glazed door to the Kitchen.

Kitchen 3.63 m x 1.75 m (11'11" x 5'9")
Comprising inset stainless steel single drainer, single sink unit with rolltop worksurfaces with cupboards & drawers below. Recess for cooker. Recess for fridge/freezer. Wall mounted cupboards. Phone point. Trail of spotlights. Vinyl flooring. UPVC double glazed window, rear aspect. Frosted glazed door to the Lean To/Utility.

Lean To/Utility 3.86 m x 1.55 m (12'8" x 5'1")
Plumbing in place for washing machine. Vinyl flooring. UPVC double glazed windows. UPVC double glazed door to the Rear Garden.

Landing
Wall mounted gas heater. Hatch to loft space. UPVC double glazed window, side aspect. Doors to both Bedrooms & the Shower Room.

Bedroom One 4.09 m x 3.04 m (13'5" x 10'0")
UPVC double glazed window, front aspect.

Bedroom Two 3.73 m x 2.03 m (12'3" x 6'8")
Built in overstairs cupboard. UPVC double glazed window, rear aspect.

Shower Room 1.98 m x 1.98 m (6'6" x 6'6")
Comprising double width shower cubicle with wall mounted Triton T80 electric shower in situ, tiled surround. Pedestal wash basin. Low flush WC. Coved ceiling. Built in airing cupboard which houses the hot water tank. Vinyl flooring. Frosted UPVC double glazed window, rear aspect.

Outside
To the rear there is an enclosed garden that comprises of a paved patio area, partly undercover with a canopy above. Outside tap. Lawn area. Various plants & shrubs in situ. Timber garden shed. To the far end there is an additional garden area which currently requires landscaping. The garden areas are bounded by a mixture of walling, fencing & shrubs.

To the front there is a hardstanding area, bounded by Iron railings, Iron gate provides access.





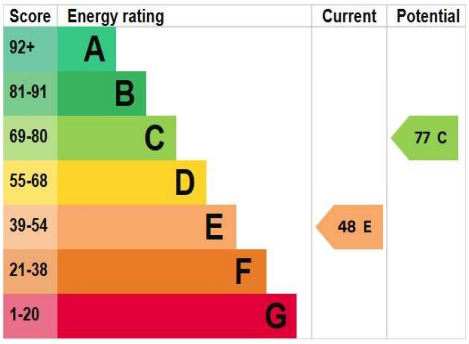




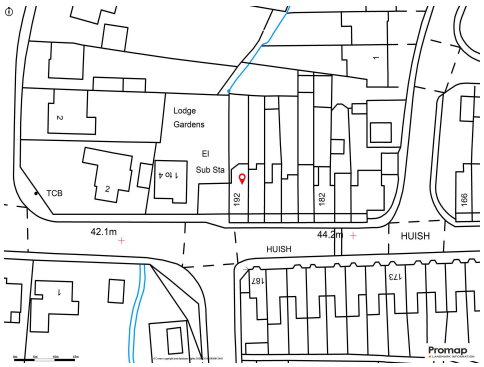
192 Huish, Yeovil, Somerset, BA20 1BJ

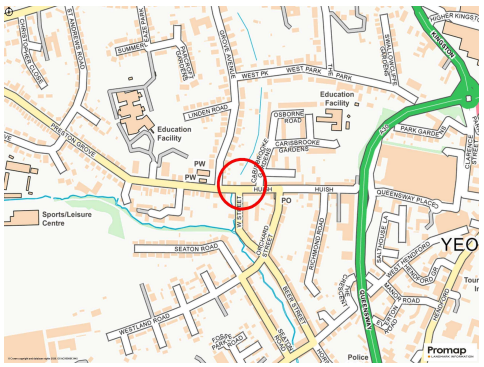


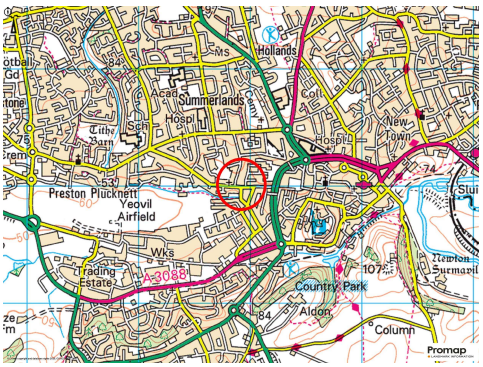












Please Note
No tests have been undertaken of any of the services and any intending purchasers/tenants should satisfy themselves in this regard. Laceys Yeovil Ltd for themselves and for the vendor/landlord of this property whose agents they are, give notice that,(i)these particulars do not constitute 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.

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

Material Information in compliance with the Digital Markets, Competition and Consumers Act 2024.

Material Information applicable in all circumstances

- *Council Tax Band* - A
- *Asking Price* - Guide Price £120,000
- *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.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 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
- *Sewerage* - Mains
- *Heating* - Gas Heaters, hot water tank is located in the airing cupboard in the Shower Room.
- *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* - On road in nearby streets, subject to availability, permits & time restraints.

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 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) - E

Other Disclosures

An "Article 4 Direction" (A4D) in planning law is a mechanism that allows a local council to remove certain permitted development rights for a specific area or property. This means that developments which would normally be permitted without needing planning permission, such as minor alterations or changes of use, now require a planning application and permission from the council.

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 05/06/2026. 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.