

Sleight Close, Yeovil, Somerset, BA21 3SW

Guide Price £200,000

Freehold

This well cared for two bedroom end of terrace home is situated in a popular location within Abbey Manor Park an is available for sale with no forward chain. The accommodation includes an entrance hallway, fitted kitchen and a living/dining room whilst on the first floor the landing provides access to both bedrooms and the modern shower room. The property enjoys a larger than average rear garden with a long driveway providing parking at the side of the house. To the front there is an area of lawn.

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The Property Ombudsman



18 Sleight Close, Yeovil, Somerset, BA21 3SW







- Mature End Of Terrace House
- Two Bedrooms
- Modern Shower Room
- Fitted Kitchen
- Generous Rear Garden
- Double Glazed & Gas Centrally Heated
- Ample Driveway Parking
- No Forward 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
Upon entering the property you are greeted with a hallway which has a door opening to the sitting/dining room and an opening leading to the kitchen. There is a useful under-stairs cupboard, a modern radiator and a ceiling light point. Stairs provide access to the first floor landing.

Kitchen 2.97m x 1.86m (9'9" x 6'1")
Fitted with a selection of wall and base units with drawers and work surfaces above. The stainless steel sink with mixer tap is positioned under the front facing double glazed window and the wall mounted gas fired combination boiler can be found here. The gas cooker will remain which has an extractor fan above and there is space for a washing machine and fridge/freezer.

Sitting/Dining Room 4.39m x 3.63m (14'5" x 11'11")
An electric fire with surround provides a nice focal feature to the room with a double glazed window overlooking the rear garden and a door providing access. There is a decorative ceiling light fitting and wall lamps.

Landing
Doors open to both bedroom and the shower room. There is a ceiling light point and access is available to the loft via a hatch.

Bedroom One 3.63m x 2.80m (11'11" x 9'2")
A good size double bedroom with a rear facing double glazed window, a radiator and a ceiling light point.

Bedroom Two 2.60m x 2.57m (8'6" x 8'5")
The second bedroom has two front facing double glazed windows, an airing cupboard fitted with shelves and an electric heater, with a further wardrobe alongside which will remain. There is a radiator and a ceiling light point.

Shower Room
The modern shower room is fitted with a large low threshold walk in shower with electric shower and glass screen to the side, a concealed cistern WC with vanity basin alongside. There is a side facing obscured double glazed window, a heated towel rail, an extractor fan and an enclosed ceiling lamp.

Outside
At the front of the property there is an open plan garden which is laid to lawn with a long driveway alongside the house. The rear garden is a good size and is fully enclosed with a gate to the front. Designed with ease of maintenance in mind there is a good size patio immediately adjacent to the house beyond which there are areas of shingle. A path leads to the wooden shed and there are a selection of bushes.





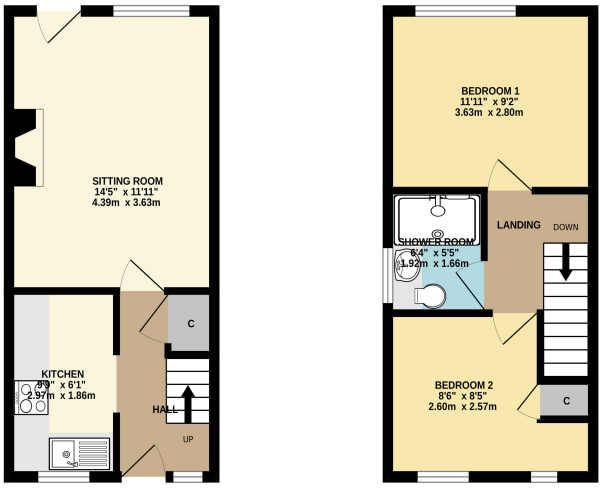




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GROUND FLOOR
272 sq.ft. (25.3 sq.m.) approx.

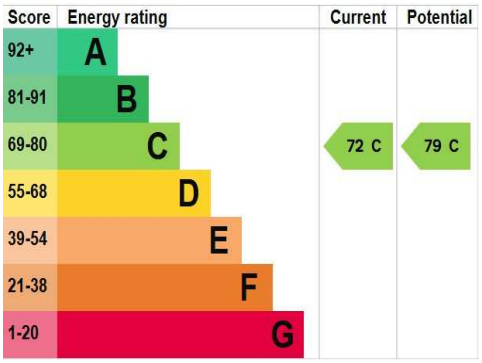
1ST FLOOR
279 sq.ft. (25.9 sq.m.) approx.



TOTAL FLOOR AREA : 551 sq.ft. (51.2 sq.m.) approx.

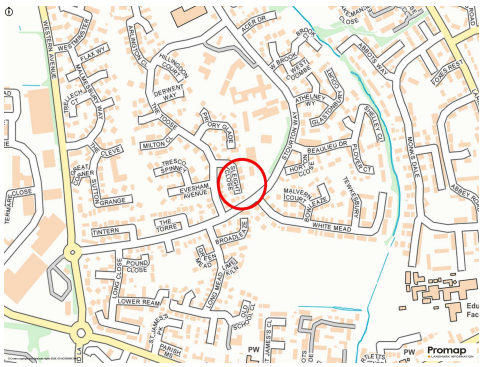
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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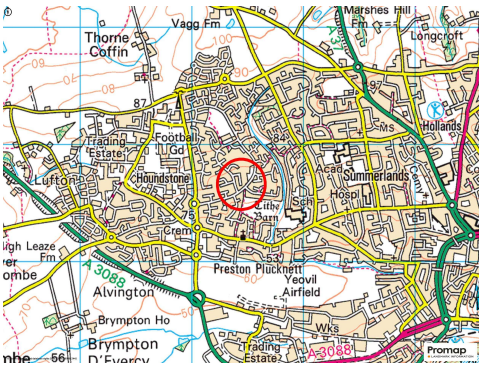












Please Note
No tests have been undertaken of any of the services and any intending purchasers/tenants should satisfy themselves in this regard. Laceys Yeovil Ltd for themselves and for the vendor/landlord of this property whose agents they are, give notice that,(i)these particulars do not constitute 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 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 - 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- metered
· Sewerage - Mains
· Heating - Gas Central Heating (combi boiler- kitchen)
· 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 - Not to use the property or permit the same to be used for any purpose whatsoever other than as a private dwellinghouse for a single family with garage and garden. Not to use or permit or suffer the property to be used for any illegal or improper purpose nor to do permit to suffer on or to the property any act or thing which shall or may be or become a nuisance damage annoyance or inconvenience. 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)

Material Information that may or may not apply continued
And without prejudice to the foregoing not to park any caravan boat horsebox trailer on the property in front of the building line.

We'd recommend you review the Title/deeds of the property with your solicitor.
Restricted Covenants include;
· 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 & 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) -C

Other Disclosures
Listed Status Not Listed
Article 4 Area- No
Conservation Area- No

This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor, on the 12/11/2026. 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.

No other Material disclosures have been made by the Vendor.