

Larkhill Road, Yeovil, Somerset, BA21 3HN

Guide Price £200,000

Freehold

A fully refurbished three bedroom semi-detached family home set in this convenient location. The home benefits from gas central heating, UPVC double glazing, newly fitted modern kitchen & bathroom, cloakroom, utility room and a good sized enclosed rear garden. Also the added benefit of No Onward Chain. Mostly of interest to Cash Purchasers - see Material Information "Other Disclosures".

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The Property Ombudsman



118 Larkhill Road, Yeovil, Somerset, BA21 3HN







- A Fully Refurbished Three Bedroom Semi-Detached Family Home
- Convenient Location, Close To Amenities
- Gas Central Heating
- UPVC Double Glazing
- Newly Fitted Modern Kitchen
- Utility Room & Cloakroom
- Newly Fitted Bathroom
- Good-Sized Enclosed Rear Garden
- Fully Rewired
- 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 double glazed front door to the Entrance Lobby - LVT flooring. Frosted glazed door to the Entrance Hall.

Entrance Hall
Radiator. Built in understairs cupboard. LVT flooring. Stairs up to the Landing. Doors to the Lounge & Kitchen.

Lounge 4.60 m x 3.58 m (15'1" x 11'9")
Radiator. Wall mounted electric fire. Coved ceiling. Luxury vinyl flooring. UPVC double glazed windows, front aspect. Open Aspect through to the Dining Area.



Kitchen 3.81 m x 2.69 m (12'6" x 8'10")
Open Plan - Newly fitted modern kitchen comprising an inset stainless steel single drainer, 1 1/2 bowl sink unit with mixer tap, panelled surround, rolltop worksurfaces with a good range of cupboards & drawers below. Built in oven & hob with extractor hood above. Integrated dishwasher. Space for upright fridge/freezer. Breakfast bar, Radiator. LVT flooring. Inset ceiling spotlights. UPVC double glazed window, side aspect. Frosted double glazed door to the Rear Lobby.

Dining Area 2.92 m x 2.72 m (9'7" x 8'11")
Upright radiator. LVT flooring. UPVC double glazed window, rear aspect. Double glazed door to the Rear Garden. Opens in to the Kitchen.



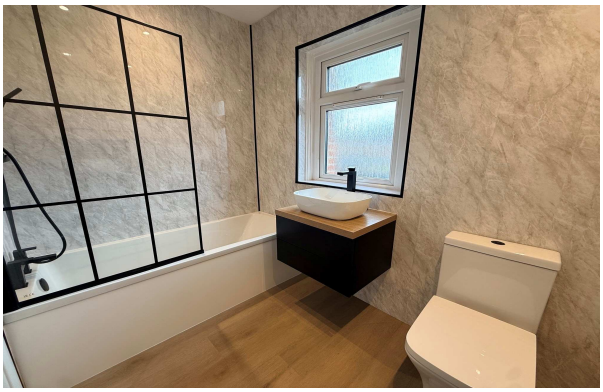
Rear Lobby
Doors to the Rear Garden & Side of the house. Doors to the Utility Room, Downstairs WC and storage cupboard. Luxury vinyl flooring throughout.

Utility Room 2.29 m x 2.21 m (7'6" x 7'3")
Comprising inset stainless steel single drainer, single sink unit with rolltop worksurfaces, cupboards below. Recesses for washing machine and tumble dryer. Space for an upright fridge/freezer. LVT flooring. Inset ceiling spotlights. UPVC double glazed window, front aspect.

Downstairs WC
Comprising low flush WC. LVT flooring. Frosted UPVC double glazed window, rear aspect.

Landing
Hatch to loft space. Overstairs cupboard. Doors to all Bedrooms & the Bathroom. UPVC double glazed window, side aspect.

Bedroom One 3.68 m x 3.65 m (12'1" x 12'0")
Radiator. Built in storage cupboard. UPVC double glazed windows, front aspect.



Bedroom Two 3.71 m x 2.69 m (12'2" x 8'10")
Radiator. Two built in storage cupboards, one of which houses the Vaillant combi boiler. Two UPVC double glazed windows, rear aspects.

Bedroom Three 2.72 m x 2.21 m (8'11" x 7'3")
Radiator. Built in storage cupboard. UPVC double glazed window, front aspect.

Bathroom 2.42 m x 1.68 m (7'11" x 5'6")
Modern white suite comprising bath with mixer tap, wall mounted shower with oversized head, panelled surround. Modern wash basin. Low flush WC. Heated towel rail. Extractor fan. Inset ceiling spotlights. LVT flooring. Frosted UPVC double glazed window, rear aspect.

Outside
To the rear there is an enclosed garden that comprises of a lawn section, three paved patio areas, selection of mature shrubs & plants in situ. Outside tap. Outside light. The garden is bounded by fencing.

To the front there is a further enclosed garden area comprising of a gravelled section & Bark chippings section, with plants & shrubs in situ. This area is bounded by fencing & Iron railings. Concrete path leads to the front door and also to the side door providing access to the Rear Lobby.

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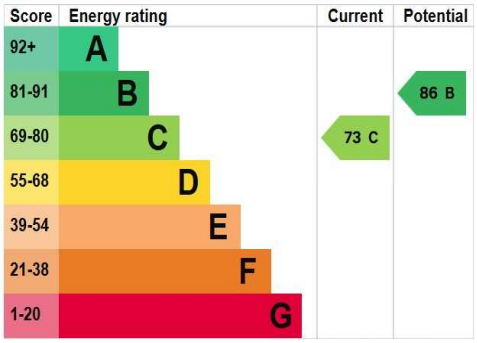
GROUND FLOOR

1ST FLOOR



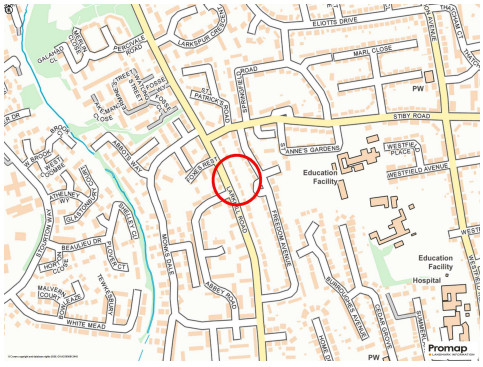
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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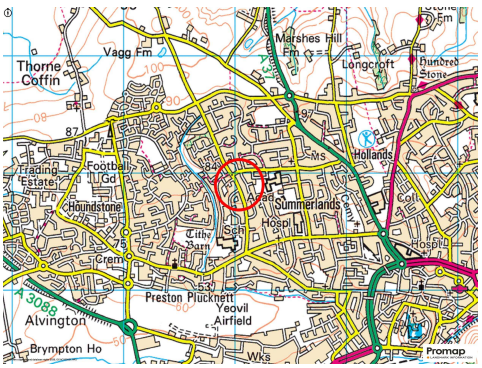












Please Note
No tests have been undertaken of any of the services and any intending purchasers/tenants should satisfy themselves in this regard. Laceys Yeovil Ltd for themselves and for the vendor/landlord of this property whose agents they are, give notice that,(i)these particulars do not constitute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

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* - A
- *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.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* - 3 Bedroom Semi-detached House
- Property Construction - Please see ‘Other Disclosures’ below for full details.
- *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, Vaillant Combi boiler located in a cupboard in Bedroom Two that also heats the hot water. Additional wall mounted electric fire in the Lounge.
- *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/Pull In's (Subject to availability).

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) - C

Other Disclosures

This property is mostly of interest to cash purchasers. Originally constructed as a PRC home, the property was subsequently refurbished in accordance with the NTHAS repair scheme, but this is currently not believed to be acceptable to the mainstream mortgage lenders. This repair scheme is different from the licensed PRC Home Limited repair schemes (the latter are generally accepted by most lenders). The vendor will therefore not accept any mortgage-dependent offers (subject to contract) unless we have been provided with written confirmation from a lending institution that the NTHAS repair scheme is acceptable to them. Copies of the original structural engineers' completion certificate will be provided for this purpose.

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 27/10/2026. 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.