

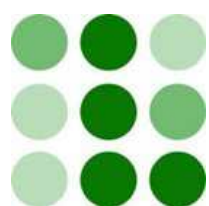


Ermine Street, Yeovil, Somerset, BA21 3QT

Guide Price £197,500

Freehold

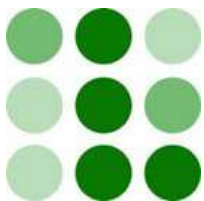
A two bedroom end of terrace house set in a convenient location offering a good opportunity for First Time Buyer(s). The home benefits from gas central heating, double glazing, cloakroom, two en-suite bedrooms, enclosed rear garden, garage and off road parking. Also the added benefit of No Onward Chain.

 **LACEYS
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69 Ermine Street, Yeovil, Somerset, BA21 3QT



- A Two Bedroom End Of Terrace House
- Convenient Location
- Good Opportunity For First Time Buyer(s)
- Two En-Suite Bedrooms
- Cloakroom
- Gas Central Heating
- Double Glazing
- Enclosed Rear Garden
- Garage
- Off Road Parking
- 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

Double glazed front door to the Entrance Hall.

Entrance Hall

Inset Hessian doormat. Phone point. Built in storage cupboard. Tiled floor. Doors to Cloakroom & Lounge. Archway through to the Kitchen.

Cloakroom

Comprising low flush WC. Wall mounted wash basin. Radiator. Tiled floor. Frosted double glazed window, front aspect.

Lounge 5.78 m x 3.86 m (19'0" x 12'8")

Built in focal fireplace. Two radiators. TV point. Understairs recess. UPVC double glazed, double opening doors to the Rear Garden.

Kitchen 3.06 m x 1.92 m (10'0" x 6'4")

Comprising inset stainless steel single drainer, single sink unit with mixer tap, tiled surround and rolltop worksurface with cupboards & drawers below. Built in oven & hob with extractor above. Recess for washing machine, plumbing in place. Recess for upright fridge/freezer. Wall mounted cupboards. Wall mounted Glowworm boiler, housed in a cupboard. Tiled floor. Double glazed window, front aspect.

Landing

Hatch to loft space. Doors to both Bedrooms.

Bedroom One 3.86 m x 2.74 m (12'8" x 9'0")

Radiator. Built in airing cupboard houses the hot water tank. Double glazed window, rear aspect. Door to En-Suite Shower Room.

En-Suite Shower Room

Comprising corner shower cubicle, wall mounted shower tiled surround. Pedestal wash basin. Low flush WC. Radiator. Extractor fan. Shaver point. Tiled floor. Fully tiled walls. Inset ceiling spotlights.

Bedroom Two 3.91 m x 2.57 m (12'10" x 8'5")

Radiator. Laminate flooring. Double glazed window, front aspect. Door to the En-Suite Bathroom.

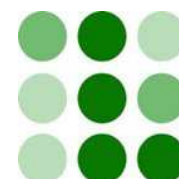
En-Suite Bathroom

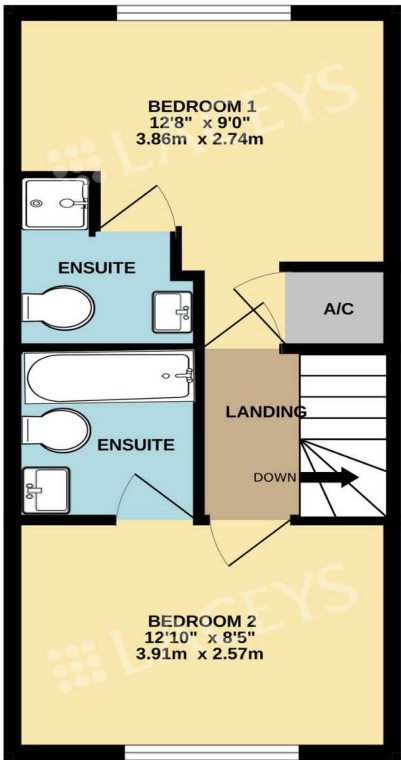
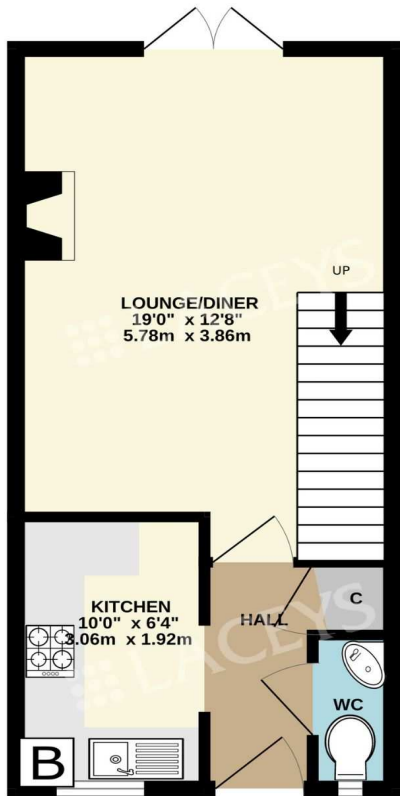
Comprising bath with wall mounted shower above. Vanity sink unit. Low flush WC. Extractor fan. Radiator. Tiled floor. Fully tiled walls. Shaver point. Inset ceiling spotlights.

Outside

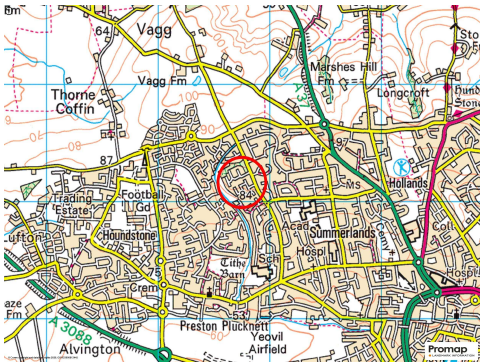
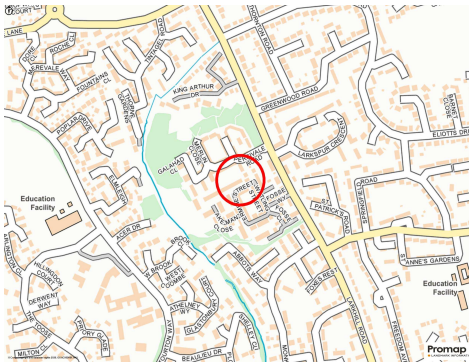
To the rear of the home there is a nice enclosed garden comprising of a paved patio area to the lower section that extends the width of the house, outside lights. Paved steps up to the main lawn area, slated corner sections with mature shrubs & tree in place. The garden is bounded by fencing. Door provides rear access in to the Garage.

To the front a tarmac drive provides off road parking for 2-3 vehicles and access to the Garage - Up & over door. Paved path leads to the front door, entrance canopy above. Outside lights. Outside tap. Slated areas.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	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
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* - B
- *Asking Price* - Guide Price £197,500
- *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 Central Heating, Glowworm boiler located in the Kitchen, hot water tank located in the airing cupboard in Bedroom One.
- *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* - Garage & Driveway.

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. Restricted Covenants include:- Not to use the Property or permit it to be used for the carrying on of any trade or business. Not to park any commercial vehicles on any part of the Estate (including the property). *More covenants in place refer to your solicitor..
- *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.
- *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

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 15/09/2026. 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.