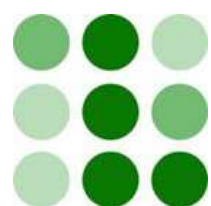




Quarry Cottages, Stoford, Yeovil, Somerset,
BA22 9UR

Guide Price £190,000

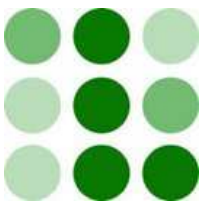
A two bedroom terrace cottage set in a tucked away position in this popular village location. The cottage benefits from double glazing, open fireplaces, cot room/study, enclosed rear garden and off road parking to the rear. Also the added benefit of No Onward Chain.

 **LACEYS
YEOVIL LTD**



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

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



3 Quarry Cottages, Stoford, Yeovil, Somerset, BA22 9UR



- A Two Bedroom Terrace Cottage
- Tucked Away Position, Popular Village Location
- Open Fireplaces
- UPVC Double Glazing
- Cot Room/Study
- Enclosed Rear Garden
- Off Road Parking 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 front door to the Entrance Hall.

Entrance Hall

Wall mounted night storage heater. Phone point. Tiled floor. Built in understairs cupboard. Stairs up to the Landing. Doors to the Lounge & Kitchen/Dining Area.

Lounge 3.10 m x 3.07 m (10'2" x 10'1")

Built in open fireplace with tiled hearth and surround. Wall mounted night storage heater. TV point. Revealed floorboards. UPVC double glazed window, front aspect.

Kitchen/Dining Area 4.83 m x 3.43 m (15'10" x 11'3")

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, extractor above. Recess for washing machine, plumbing in place. Recess for undercounter fridge. Wall mounted cupboards. Tiled floor. Built in open fireplace. Wall mounted night storage heater. Space for table & chairs. UPVC double glazed window, rear aspect. Glazed wooden door to the Rear Garden.

Landing

Hatch to loft space. Doors to both Bedrooms, Cot Room/Study & Bathroom.

Bedroom One 3.40 m x 3.10 m (11'2" x 10'2")

Night storage heater. Revealed floorboards. UPVC double glazed window, rear aspect.

Bedroom Two 3.20 m x 3.10 m (10'6" x 10'2")

Wall mounted electric panel heater. Revealed floorboards. UPVC double glazed window, front aspect.

Cot Room/Study 1.73 m x 1.52 m (5'8" x 5'0")

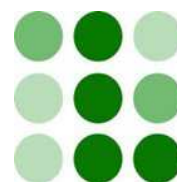
UPVC double glazed window, front aspect.

Bathroom 2.35 m x 1.52 m (7'9" x 5'0")

Suite comprising bath with a wall mounted electric shower over, tiled surround. Wall mounted wash basin. Low flush WC. Wall mounted electric heater. Vinyl flooring. Frosted UPVC double glazed window, rear aspect.

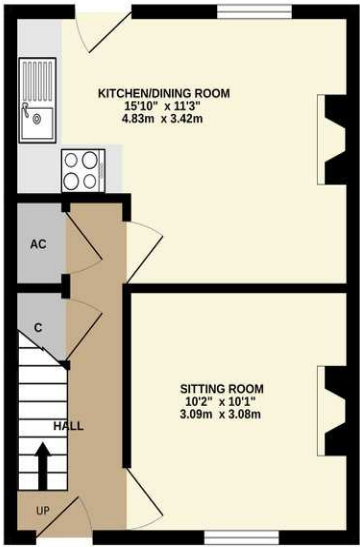
Outside

To the rear there is an enclosed garden area that comprises of a gravelled section, hard standing areas, lawn section. Enclosed by fencing, timber gate provides rear access and access to the off road parking area.

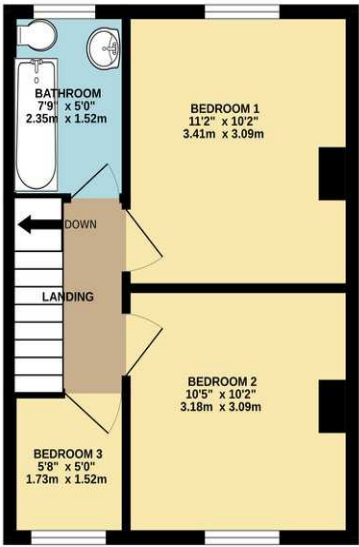


3 Quarry Cottages, Stoford, Yeovil, Somerset, BA22 9UR

GROUND FLOOR
311 sq.ft. (28.9 sq.m.) approx.



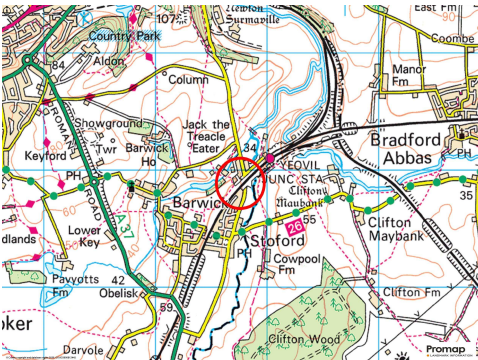
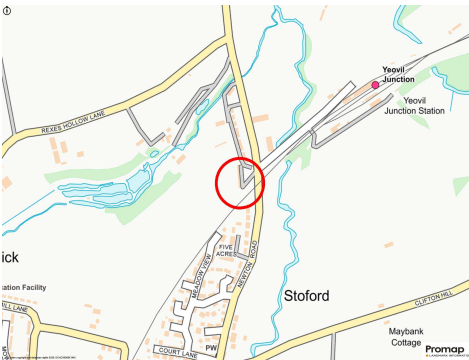
1ST FLOOR
315 sq.ft. (29.2 sq.m.) approx.



TOTAL FLOOR AREA - 625 sq.ft. (58.1 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.
Made with Metreplex 6/2026



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	55 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.

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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* - B
- *Asking Price* - Guide Price £190,000
- *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 Cottage
- *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* - Electric heaters, open fireplace 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* - Off Road Parking To The Rear.

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 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) - 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 04/06/2026. 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.