



Boundary Close, Yeovil, Somerset, BA21 3DU

Guide Price £240,000

Freehold

This link detached bungalow is situated in a popular residential location and is being offered for sale with no forward chain. The accommodation includes an entrance lobby with coat storage, a spacious L-shaped living/dining room, fitted kitchen, lean to/utility with internal access to the garage, inner hallway, two double bedrooms and bathroom which includes both a bath and a shower. Driveway parking leads to the single garage whilst to the rear there is a low maintenance fully enclosed garden.

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- Link Detached Bungalow
- No Forward Chain
- Two Double Bedrooms
- Double Glazed & Gas Central Heating
- Popular Residential Location
- Fitted Kitchen
- Bathroom With Shower & Separate Bath
- Low Maintenance Garden
- Parking & Garage.

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:

Lobby

As you enter the property you are greeted with a lobby which has double doors opening to a coat cupboard. A door opens to the dining area. There is a ceiling light point and a radiator.

Living/Dining Room 6.26 m x 6.03 m (20'6" x 19'9")

A spacious L-shaped room with double glazed windows overlooking the front and side of the property. There is a feature fireplace with dis-connected gas fire, two decorative ceiling lamps, wall lamps and two radiators. Doors open to the rear hallway and kitchen.

Kitchen 3.22 m x 2.41 m (10'7" x 7'11")

Fitted with a good selection of wall, base and drawer units with work surfaces above. There is space for a cooker with extractor hood above and space is available for a fridge/freezer. The stainless steel sink with mixer tap is positioned under the side facing window with a door opening to the lean to/utility. There is track lighting.

Lean to / Utility 2.92 m x 2.14 m (9'7" x 7'0")

A great ancillary space with fitted wall and base unit with work surface above. There is space for a washing machine and doors which open to the garage and garden.

Hallway

Doors open to both bedrooms and the family bathroom with double doors opening to the airing cupboard. There is a ceiling light point and access is available to the loft.

Bedroom One 3.89 m x 3.05 m (12'9" x 10'0")

A large double room with a rear facing double glazed window, a radiator and a ceiling light point.

Bedroom Two 3.88 m x 2.72 m (12'9" x 8'11")

The second bedroom is also a double room with double glazed patio doors opening to the garden. There is a radiator and a ceiling light point.

Family Bathroom

The well equipped bathroom includes a corner bath, a pedestal wash basin, low level WC and a large shower cubicle with thermostatically controlled shower. There is an enclosed ceiling lamp, an extractor fan and a radiator.

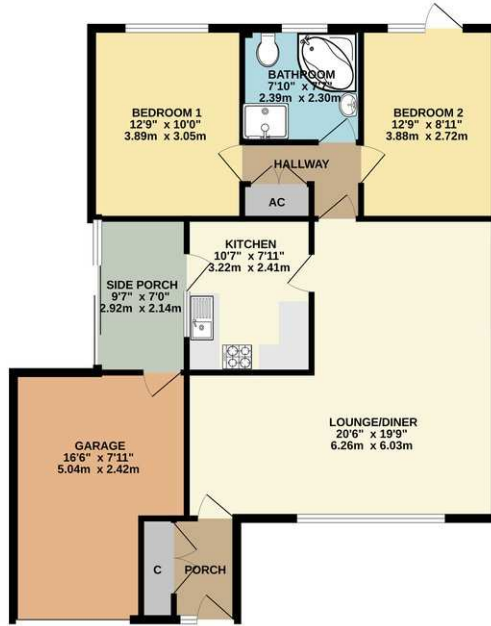
Outside

To the front there is a brick paved driveway which in turn leads to the **SINGLE GARAGE**(power and light) whilst to the rear there is a low maintenance garden which is mainly laid to patio with mature shrubs and bushes along with a wooden shed.

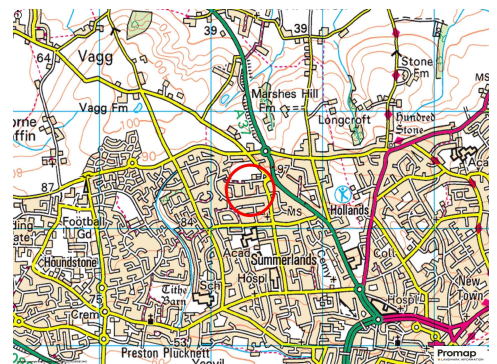
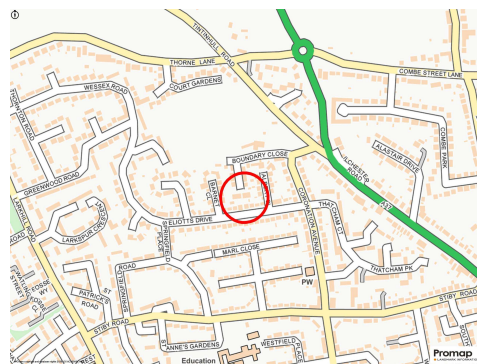
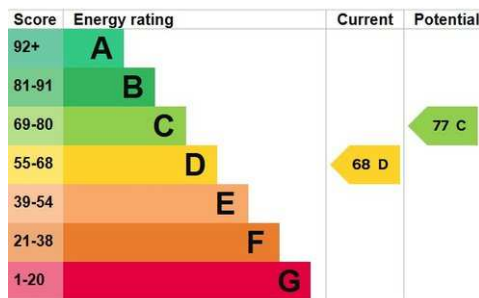


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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of plots, windows, rooms and any other items are approximate and to be regarded as guides for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation 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. 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

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Material Information

In compliance with the Digital Markets, Competition and Consumers Act 2024

Material Information applicable in all circumstances

- Council Tax Band - C
- Asking Price - Guide Price £240,000
- 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 - Link Detached Bungalow
- 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- boiler in garage.
- 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 & Garage

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 at any time to carry on or permit to be carried on upon the said property any trade or business or to use or permit the same to be used for any other purpose than as a private dwellinghouse and curtilage.

We'd recommend you review the Title/deeds of the property with your solicitor.

- 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 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 23/06/2026. 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.