

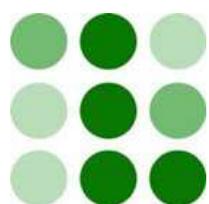


Southville, Yeovil, Somerset, BA21 4JB

Guide Price £130,000

Freehold

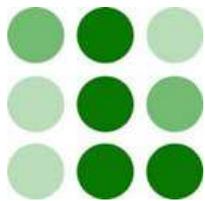
**This two bedroom terraced home is now in need of modernisation and is offered to the market with no forward chain. The accommodation includes an entrance lobby, sitting room, kitchen, lean to and WC whilst on the top floor there are two bedrooms and a shower room. There is a good size rear garden.**

 **LACEYS  
YEOVIL LTD**



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

Tel: 01935 425115 Email: [info@laceysyeovil.co.uk](mailto:info@laceysyeovil.co.uk)



44 Southville, Yeovil, Somerset, BA21 4JB



- Two Bedroom Terraced Home
- Shower Room
- Sitting Room
- Kitchen
- Shower Room
- Downstairs WC
- Offered With No Forward Chain
- Mostly Double Glazed

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 small lobby which has a door opening to the sitting room and stairs which lead to the first floor landing. There is a ceiling light point.

#### **Sitting Room 4.64 m x 3.73 m (15'3" x 12'3")**

Offering a feature fireplace and a double glazed window which overlooks the front of the property. There is a ceiling light point and an under stairs storage cupboard.

#### **Kitchen 2.28 m x 2.20 m (7'6" x 7'3")**

Fitted with a selection of wall, base and drawer units with work surfaces above. There is space for a cooker and other appliances. Two storage cupboards (one with a single glazed window), ceramic sink positioned under a rear facing double glazed window and a ceiling light point. A door opens to the lean to.

#### **Lean To**

A door opens to the WC and shed style doors open to the rear garden.

#### **WC**

Fitted with a low level WC and a rear facing single glazed window.

#### **Landing**

Doors open to both bedrooms and the shower room along with a deep cupboard. Access is available to the loft.

#### **Bedroom One 4.61 m x 3.46 m (15'1" x 11'4")**

A generous good size double bedroom with a large double glazed window overlooking the front of the property. There is a ceiling light point.

#### **Bedroom Two 3.46 m x 2.30 m (11'4" x 7'7")**

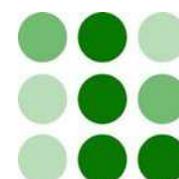
A sensible size single room with a double glazed window overlooking the rear garden. There is a ceiling light point.

#### **Shower Room**

Fitted with a concealed cistern WC with a vanity wash basin alongside. There is a shower cubicle with electric shower, a rear facing obscured double glazed window and a ceiling light point.

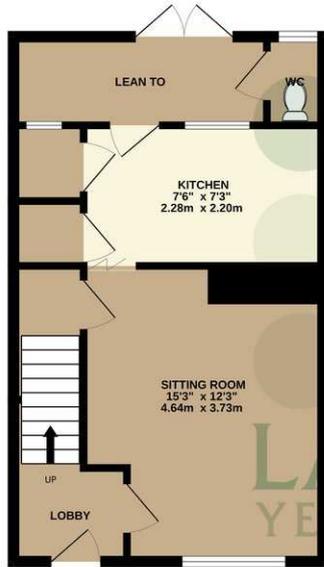
#### **Outside**

The property sits nicely back from the road with a pathway and an area of shingle alongside whilst to the rear there is a long garden.



# 44 Southville, Yeovil, Somerset, BA21 4JB

GROUND FLOOR  
414 sq.ft. (38.4 sq.m.) approx.



1ST FLOOR  
411 sq.ft. (38.2 sq.m.) approx.

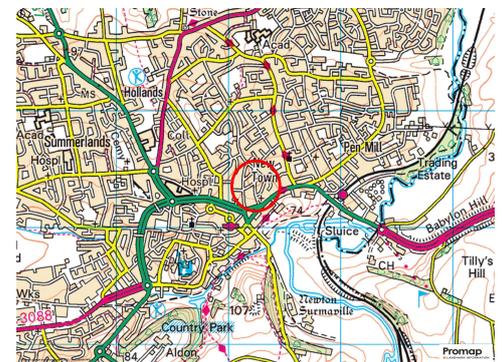


TOTAL FLOOR AREA: 825 sq.ft. (76.6 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		91
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	50	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



### 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 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 - B
- Asking Price - Guide Price £130,000
- 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 - 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 - Coal Fireplace
- Broadband - Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>.
- Mobile Signal/Coverage - Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>.
- Parking - On Street 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.
- 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 premises other than as a single private dwellinghouse. Not to carry out any trade of business upon the premises. Not to station on the premises any caravan, tent or other mobile dwelling intended for human habitation. Not to do or keep of suffer to be done or kept on the premises any act or thing which may become a nuisance to the neighbours. Jointly with the owner of 46 Southville to maintain in good order and repair the access coloured yellow and to bear one half of the most of maintenance and repair. Jointly with adjoining and adjacent neighbours to maintain in good order the footpath coloured orange.

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 - 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) - E

### **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 18/10/2025. 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.