



Marsh Lane, Yeovil, Somerset, BA21 3BY

Guide Price £550,000

Freehold

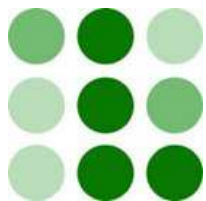
A well proportioned & very well presented five bedroom, three reception room detached chalet style home set in this popular & sought after residential location, close to local amenities. The home benefits from gas central heating, UPVC double glazing, en-suite to main bedroom, additional ground floor shower room, lovely enclosed good-sized rear garden, larger than average garage and off road parking for multiple vehicles.

 **LACEYS
YEOVIL LTD**



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Amberleigh House, 68 Marsh Lane, Yeovil, Somerset, BA21 3BY

- A Well Proportioned Five Bedroom Detached Chalet Style Home
- Well Presented Throughout
- Popular & Sought After Location, Close To Local Amenities
- Lovely Enclosed Nice Sized Rear Garden
- Gas Central Heating
- UPVC Double Glazing
- En-Suite To Main Bedroom
- Larger Than Average Garage
- Off Road Parking For Multiple Vehicles
- Close To Edge Of Countryside For Dog/Walkers



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 door to the Reception Hall.

Reception Hall

Built in fireplace, stone hearth & surround. Phone point. Radiator. Inset doormat. Wooden flooring. Coved ceiling. Stairs up to the Landing. Doors to the Lounge, Dining Room, Kitchen/Breakfast Room, Ground Floor Bedroom Five/Study & Ground Floor Shower Room.

Lounge 6.07 m x 4.75 m (19'11" x 15'7")

Built in fireplace, tiled hearth, brick surround, Woodburner in situ. TV point. Radiator. Built in storage cupboard. Coved ceiling. UPVC double glazed window, front aspect. UPVC double glazed, double opening doors to the side garden.

Dining Room 3.96 m x 3.76 m (13'0" x 12'4")

Built in fireplace. Radiator. Picture rail. TV point. UPVC double glazed window, front aspect.

Kitchen/Breakfast Room 6.43 m x 4.42 m (21'1" x 14'6")

Comprising inset single drainer, 1 1/2 bowl sink unit with mixer tap, tiled surround and rolltop worksurfaces with cupboards & drawers below. Recess for a Range cooker, extractor hood above. Recess for a dishwasher, plumbing in place. Space for an upright fridge/freezer. Wall mounted cupboards. Built in storage cupboard which also houses the Worcester wall mounted boiler. Radiator. Wooden flooring. Space for table & chairs. Phone point. Two UPVC double glazed windows, front & side aspects. UPVC double glazed, double opening doors to the Rear Garden. UPVC double glazed door to the side. Door to the Laundry Room, space & plumbing for washing machine. Tiled walls. Wooden flooring. UPVC double glazed window, rear aspect.

Ground Floor Bedroom Five/Study 3.64 m x 3.04 m (11'11" x 10'0")

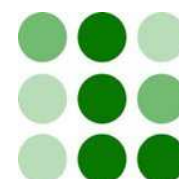
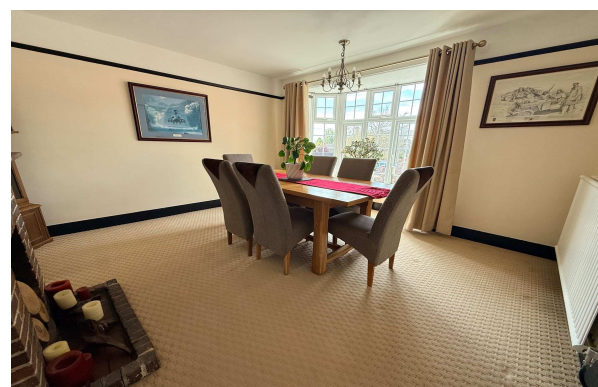
Radiator. Picture rail. Wooden flooring. Coved ceiling. UPVC double glazed window, rear aspect.

Ground Floor Shower Room 2.59 m x 1.90 m (8'6" x 6'3")

Comprising double width shower cubicle with a wall mounted Mira electric shower in situ, tiled surround. Wall mounted vanity unit. Low flush WC. Heated towel rail. Laminate flooring. Fully tiled walls. Frosted UPVC double glazed window, rear aspect.

Landing

Built in airing cupboard that houses the hot water tank. Radiator. Hatch to roof space. UPVC double glazed window, side aspect. Skylight. Doors to Four Bedrooms & the Family Bathroom.



Bedroom One 5.56 m x 3.63 m (18'3" x 11'11")

Range of built in bedroom furniture. Two radiators. Covered ceiling. Eaves storage space. Two UPVC double glazed windows, rear & side aspects. Door to the En-Suite Shower Room.

En-Suite Shower Room ()

Comprising corner shower cubicle with a wall mounted shower, tiled surround. Wall mounted vanity unit. Low flush WC. Heated towel rail. Laminate flooring. Extractor fan. Fully tiled walls.

Bedroom Two 4.24 m x 3.53 m (13'11" x 11'7")

Radiator. Phone point. Built in storage cupboard. Covered ceiling. Two UPVC double glazed windows, front & side aspects.

Bedroom Three 3.51 m x 3.33 m (11'6" x 10'11")

Radiator. Covered ceiling. Two UPVC double glazed windows, front & side aspects.

Bedroom Four 3.02 m x 2.21 m (9'11" x 7'3")

Radiator. Covered ceiling. UPVC double glazed window, side aspect.

Family Bathroom 2.79 m x 2.39 m (9'2" x 7'10")

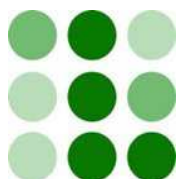
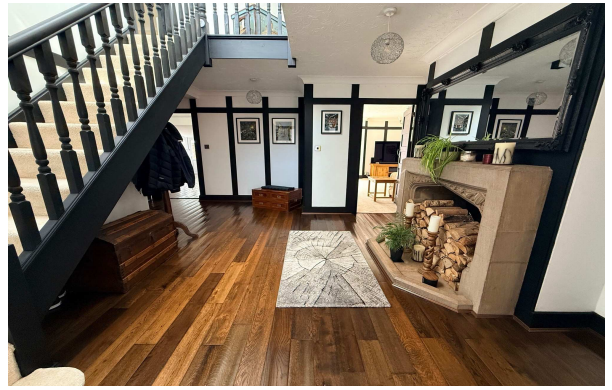
White suite comprising bath with mixer tap, tiled surround. Wall mounted Vanity unit. Low flush WC. Heated towel rail. Laminate flooring. Fully tiled walls. Frosted UPVC double glazed window, side aspect.

Outside

To the rear of the home there is an enclosed garden which is a real feature of the property, beautifully presented and comprising of a decked seating area, outside tap, outside light. Gravelled sections. Lawn areas which have a range of mature plants, shrubs & trees in situ. Paved patio seating area to one corner. Wooden door provides access to the outside store. UPVC double glazed door provides rear access to the Garage. The garden is bounded by walling & fencing, timber gates provide side access to the garden from the front of the home.

To the front of the home there are some gravelled garden areas with a selection of plants & shrubs in situ. Tarmac drive provides off road parking for multiple vehicles and access to the larger than average **Garage - 6.10m (20') x 3.97m (13')** - Roller door, power & lighting in situ. Outside light. The front area is bounded by walling, fencing & Iron railings.

To the side of the home there is a further enclosed gravelled section.



Amberleigh House, 68 Marsh Lane, Yeovil, Somerset, BA21 3BY

GROUND FLOOR
1618 sq.ft. (150.2 sq.m.) approx.

1ST FLOOR
847 sq.ft. (78.7 sq.m.) approx.

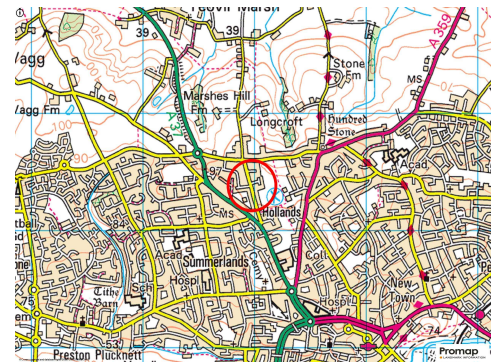
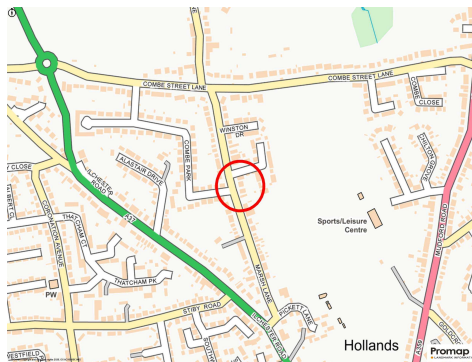
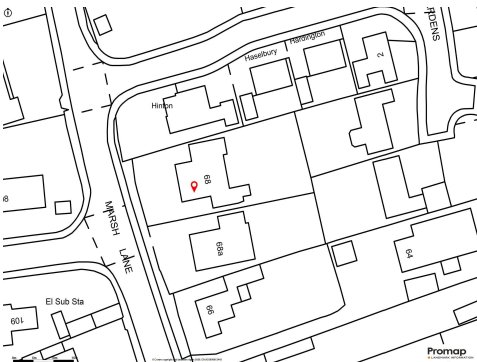


TOTAL FLOOR AREA : 2465 sq.ft. (229.0 sq.m.) approx.

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	59 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

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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* - E
- *Asking Price* - Guide Price £550,000
- *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* - 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* - 5 Bedroom Detached Chalet 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
- *Sewerage* - Mains
- *Heating* - Gas Central Heating, Worcester boiler located in a cupboard in the Kitchen, hot water tank located in the airing cupboard on the Landing.
- *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.
- *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 09/04/2026. However, such information could change after compilation of the data, so Lacey's cannot be held liable for any changes post compilation or any accidental errors or omissions. Furthermore, Lacey's 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.