



Ivy Walk, Yeovil, Somerset, BA20 2NU

Guide Price £210,000

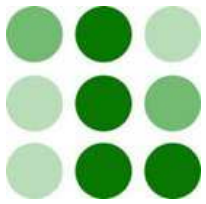
Freehold

**This three bedroom semi-detached family home is situated in a popular residential location close to Leonardo's and other local amenities including a primary school. Offered with no forward chain the accommodation includes an entrance porch, sitting room and a kitchen/breakfast room whilst upstairs there are three bedrooms and the family bathroom. There are front and rear gardens and a single garage is located in a block.**



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12 Ivy Walk, Yeovil, Somerset, BA20 2NU



- Three Bedroom Semi-Detached Home
- No Forward Chain
- Garage In A Block
- Gas Central Heating
- Double Glazed
- Popular Residential Location

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:

#### **Porch**

Upon entering the property you are greeted with a generous porch which provides the perfect space to kick off shoes and hang coats. There is a ceiling light point and a door which opens to the sitting room.

#### **Sitting Room 4.67 m x 3.23 m (15'4" x 10'7")**

A large double glazed window over looks the front garden. There is a radiator and a ceiling light point. A door opens to the lobby.

#### **Lobby**

A door opens to the kitchen and stairs provide access to the first floor landing.

#### **Kitchen/Breakfast Room 4.51 m x 2.69 m (14'10" x 8'10")**

Fitted with a good selection of wall, base and drawer units with work surfaces above. There is a freestanding cooker which will remain with extractor hood above and space is available for three appliances. The stainless steel sink with mixer tap is positioned under the rear facing double glazed window. There is a radiator, track spot lighting, two under stairs storage cupboards and a wall mounted gas fired boiler.

#### **Landing**

Doors open to all three bedrooms and the family bathroom. There is a decorative light fitting and access is available to the loft.

#### **Bedroom One 2.72 m x 2.63 m (8'11" x 8'8")**

A double glazed window over looks the rear garden. There is a radiator, a ceiling light point and a fitted wardrobe.

#### **Bedroom Two 3.27 m x 2.77 m (10'9" x 9'1")**

The second bedroom has a front facing double glazed window, a radiator, a ceiling light point and a fitted wardrobe.

#### **Bedroom Three 2.41 m x 1.78 m (7'11" x 5'10")**

A small single room with a front facing double glazed window, a radiator and a ceiling light point.

#### **Outside**

As you approach the property a pathway which is flanked by areas of lawn leads you to the front door whilst to the rear the fully enclosed garden is laid to grass with a central shingle and stepping stone path. There is a useful storage area to the side of the house and an outside tap.

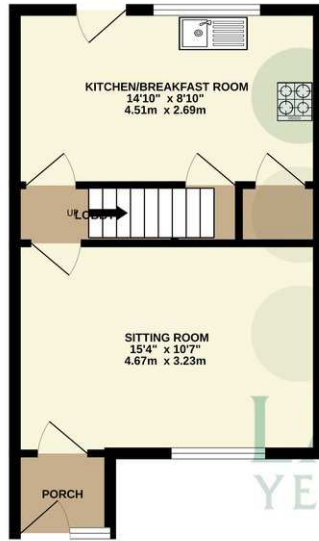
#### **Garage**

A single garage is located within a block.

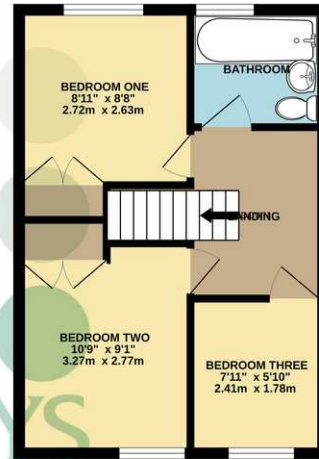


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GROUND FLOOR  
361 sq.ft. (33.5 sq.m.) approx.



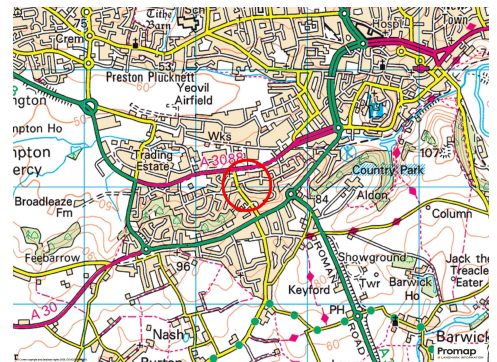
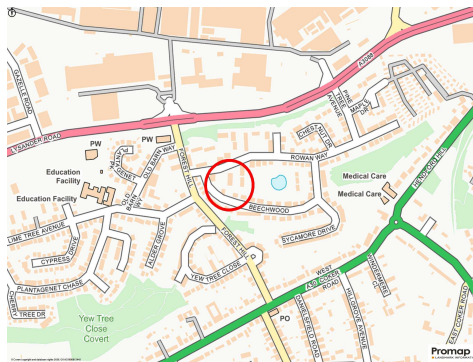
1ST FLOOR  
341 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA : 702 sq.ft. (65.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. 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	69 C	79 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 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 £210,000
- 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 - Semi-Detached 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 - metered.
- Sewerage - Mains
- Heating - Mains Gas Central Heating - Combi boiler - Kitchen
- 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 - Garage in a Block, communal parking area at bottom of the terrace, first come first serve basis. Plus on road parking subject to availability.

**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 are not aware of any significant restrictions however we suggest you consult a conveyancer.

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

Restricted Covenants include; To pay a fair proportion of the expense from time to time incurred in cleaning repairing and maintaining the garage forecourt the entrance drive leading thereto and any footpaths. Not to use the property for any purpose other than of as private dwellinghouse and to use the garage for the purpose of garaging a private motor car only. No hut shed caravan or house on wheels or other similar building or erection or boat shall be set up or brought on or allowed to remain on the property.

- 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. 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 6/5/2026. 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.