



The Grange, Primrose Lane, Yeovil, Somerset,
BA21 5TN

Guide Price £200,000

Leasehold

A two bedroom Coach House set in a tucked away position in this popular residential location. The home benefits from gas central heating, UPVC double glazing and off road allocated parking for two vehicles. Also the added benefit of No Onward Chain.

 **LACEYS
YEOVIL LTD**



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18 The Grange, Primrose Lane, Yeovil, Somerset,
BA21 5TN



- A Two Bedroom Coach House
- Tucked Away Quiet Position
- Popular Residential Location
- Gas Central Heating
- UPVC Double Glazing
- Off Road Allocated Parking For Two Vehicles
- 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 double glazed front door to the Entrance Lobby.

Entrance Lobby

Inset Hessian doormat. Radiator. Stairs up to the Landing.

Open Plan Lounge/Kitchen 4.42 m x 4.32 m (14'6" x 14'2")

Comprising inset stainless steel single drainer, 1 1/2 bowl sink unit with mixer tap, rolltop worksurfaces with cupboards & drawers below. Built in oven & hob with extractor hood above. Integrated dishwasher. Integrated fridge/freezer. Recess for washing machine, plumbing in place. Wall mounted cupboards. Radiator. Laminate flooring. Phone point. TV point. Inset ceiling spotlights. UPVC double glazed window, rear aspect.

Bedroom One 3.43 m x 3.15 m (11'3" x 10'4")

Radiator. Phone point. TV point. UPVC double glazed window, front aspect.

Bedroom Two 3.15 m x 2.16 m (10'4" x 7'1")

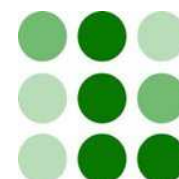
Radiator. Built in double fronted cupboard. Velux window.

Shower Room 2.24 m x 1.57 m (7'4" x 5'2")

Comprising corner shower cubicle with a wall mounted shower, tiled surround. Pedestal wash basin. Low flush WC. Heated towel rail. Extractor fan. Vinyl flooring. Wall mounted light/shaver point. Inset ceiling spotlights.

Outside

To the front of the house there is an enclosed courtyard area. The area is bounded by fencing with a timber gate providing access. To the side of the property in the arch section there is an outside store. There is also allocated parking for two vehicles.



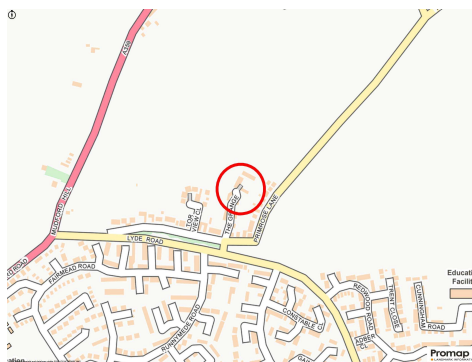
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While every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The vendor, agent and advertiser shall not be bound or liable in any way for any error or omission. See also www.rps.co.uk



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			



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* - B
- *Asking Price* - Guide Price £200,000
- *Tenure* - Leasehold - 999 years from 25.12.2006
- *Service Charge* - £300 p/a
- *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 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 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 Coach 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* - Gas Central Heating, Glow Worm combi boiler located in the airing cupboard on the Landing that also heats the hot water.
- *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* - Allocated Parking for Two Vehicles.

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. Restricted Covenants include:- The property shall not be used for any trade or business nor other than as a single private dwelling. No animals may be kept on the Property except a reasonable number of common domestic pets. Not to keep permanently on the Property or the Estate any boat, trailer, caravan or unroadworthy vehicle. Not to park any commercial vehicle (other than light vans not exceeding 1000Kg GVW on the Property or any part of the Estate. *More covenants in place refer to 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* - 14/02554/OUT:-Outline application for development of a Sustainable Urban Extension to comprise up to 765 dwellings (Use Class C3), 65 bed care home (UseClass C2), employment land (Use Class E), retail units (Use Class E (a)(b)(c)(i)(ii)(iii) and hot food takeaway), community building (Use Class F2),health care facility (Use Class E(e)) cont....
- *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 27/04/2026. 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.