



Monks Dale, Yeovil, Somerset, BA21 3JE

Guide Price £210,000

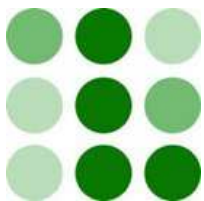
Freehold

A three bedroom semi-detached family home set in this popular & convenient location. The home benefits from gas central heating, UPVC double glazing, cloakroom, enclosed rear garden, garage and off road parking. Also the added benefit of No Onward Chain.



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

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97 Monks Dale, Yeovil, Somerset, BA21 3JE



- A Three Bedroom Semi-Detached Family Home
- Popular & Convenient Location
- Gas Central Heating
- UPVC Double Glazing
- Cloakroom
- Enclosed Rear Garden
- Garage
- Off Road Parking
- 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 UPVC double glazed front door to the Entrance Porch.

Entrance Porch

Glazed door to the Entrance Hall.

Entrance Hall

Radiator. Built in storage cupboard. Stairs up to the Landing. Doors to the Cloakroom, Lounge & Kitchen.

Cloakroom

Comprising low flush WC. Wall mounted wash basin. Radiator. Frosted internal windows, front aspect.

Lounge 5.77 m x 3.51 m (18'11" x 11'6")

Built in fireplace with a gas fire in situ, tiled hearth, stone surround with extensions to both sides and a wooden mantle above. TV point. Phone point. Two radiators. UPVC double glazed window, rear aspect. UPVC double glazed sliding patio doors to the Rear Garden. Opens in to the Kitchen.

Kitchen 3.76 m x 2.54 m (12'4" x 8'4")

Comprising inset stainless steel single drainer, single sink unit with mixer tap, tiled surround and rolltop worksurfaces with cupboards & drawers below. Recess for cooker, extractor above. Recess for washing machine, plumbing in place. Recess for an upright fridge/freezer. Wall mounted cupboards. Tiled floor. Spotlights. UPVC double glazed window, front aspect.

Landing

Hatch to loft space. Window, side aspect. Doors to all the Bedrooms & Bathroom.

Bedroom One 4.44 m x 2.72 m (14'7" x 8'11")

Selection of built in Bedroom furniture. Radiator. Phone point. UPVC double glazed window, rear aspect.

Bedroom Two 3.45 m x 2.92 m (11'4" x 9'7")

Radiator. UPVC double glazed window, rear aspect.

Bedroom Three 2.72 m x 2.72 m (8'11" x 8'11")

Recess with sliding door that houses the wall mounted Vaillant combi boiler. Radiator. Phone point. UPVC double glazed window, front aspect.

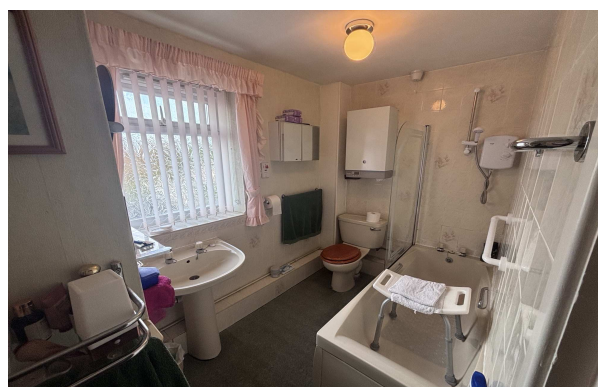
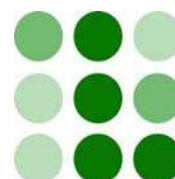
Bathroom 2.92 m x 1.70 m (9'7" x 5'7")

Suite comprising bath with a wall mounted Triton Enrich electric shower over, tiled surround. Pedestal wash basin. Low flush WC. Shaver point. Frosted UPVC double glazed window, front aspect.

Outside

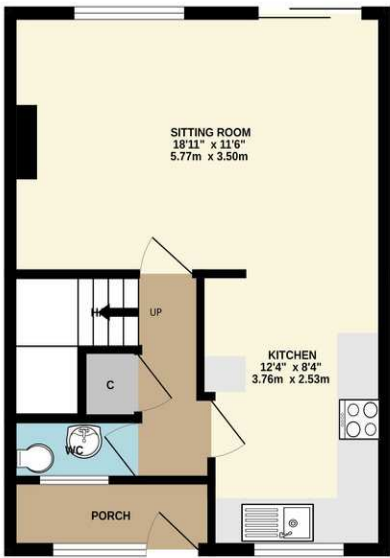
To the rear there is an enclosed garden that comprises of a paved patio area, steps up to a gravelled rockery, there is a pathway that leads to a side section of garden that provides a paved seating area and enjoys good privacy, steps then lead back around to the front of the house from this area. The rear & side garden areas are bounded by fencing and hedging. A wooden door provides rear access to the Garage from the Rear Garden.

To the front there are tiered gravelled and shingled garden sections. Concrete path leads to the front door. Concrete drive provides off road parking and access to the Garage - Up & over door.

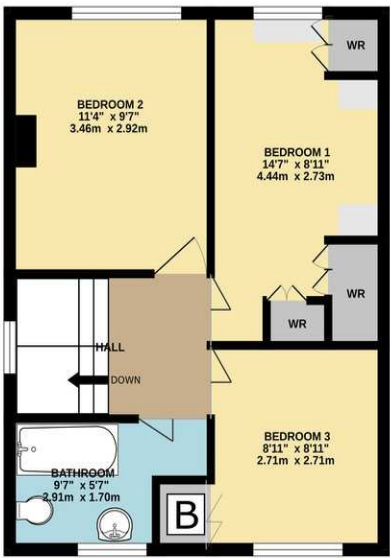


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GROUND FLOOR
420 sq.ft. (39.0 sq.m.) approx.



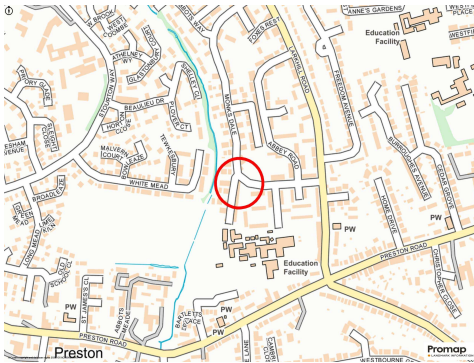
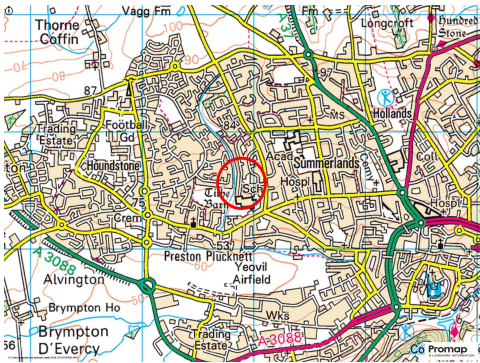
1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA: 841 sq.ft. (78.2 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	74 C	80 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.

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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* - C
- *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.gove.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* - 3 Bedroom 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 on a meter.
- *Sewerage* - Mains
- *Heating* - Gas Central Heating, Vaillant combi boiler located in Bedroom Three 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* - 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) - C

Other Disclosures

The vendor has advised us there is bamboo located in the hedge on the rear boundary.

This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor, on the 22/10/2026. 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.