



Thatcham Park, Yeovil, Somerset, BA21 3BR

Guide Price £220,000

Freehold

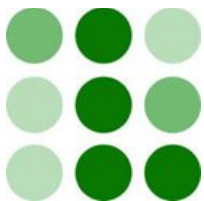
A three bedroom semi-detached family home set in a tucked away position, convenient location close to local amenities. The home benefits from gas central heating, UPVC double glazing, wrap around rear/side garden enjoying good privacy, garage and off road parking. Also the added benefit of No Onward Chain.

 **LACEYS
YEOVIL LTD**



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56 Thatcham Park, Yeovil, Somerset, BA21 3BR



- A Three Bedroom Semi-Detached Family Home
- Tucked Away Position
- Convenient Location, Close To Local Amenities
- Gas Central Heating
- UPVC Double Glazing
- Wrap Around Rear/Side Garden, Enjoying Good Privacy
- 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 Hall.

Entrance Hall

Built in storage cupboard. Laminate tile flooring. Frosted UPVC double glazed window, front aspect. Stairs up to the Landing. Door to the Lounge.

Lounge 6.48 m x 4.83 m (21'3" x 15'10")

Built in fireplace (currently disconnected). Radiator. TV point. Phone point. UPVC double glazed, double opening doors to the rear garden. Door to the Kitchen.

Kitchen 3.15 m x 3.02 m (10'4" x 9'11")

Well fitted kitchen comprising inset single drainer, single sink unit with mixer tap, tiled surround and rolltop worksurface with cupboards & drawers below. Built in oven & hob with extractor hood above. Recess for washing machine, plumbing in place. Recess for tumble dryer. Recess for upright fridge/freezer. Wall mounted cupboards. Wall mounted Worcester combi boiler (housed in a cupboard). Radiator. Laminate tile flooring. Inset ceiling spotlights. UPVC double glazed window, front aspect.

Landing

Hatch to loft space. Built in cupboard. Doors to all Bedrooms & the Bathroom.

Bedroom One 3.12 m x 3.02 m (10'3" x 9'11")

Built in double fronted wardrobe. Radiator. UPVC double glazed window, front aspect.

Bedroom Two 3.68 m x 3.02 m (12'1" x 9'11")

Radiator. UPVC double glazed window, rear aspect.

Bedroom Three 2.64 m x 1.80 m (8'8" x 5'11")

Radiator. UPVC double glazed window, rear aspect.

Bathroom 2.21 m x 1.80 m (7'3" x 5'11")

White suite comprising bath with a wall mounted shower over, tiled surround. Pedestal wash basin. Low flush WC. Heated towel rail. Fully tiled walls. Laminate tile flooring. Frosted UPVC double glazed window, front aspect.

Outside

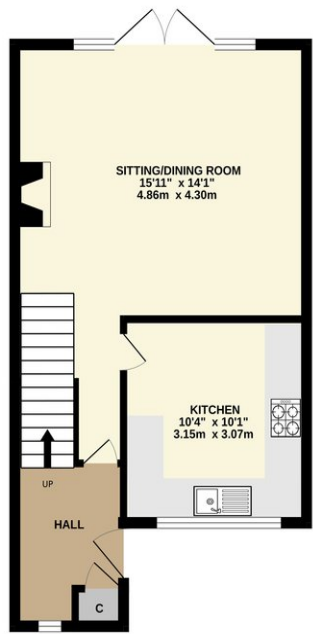
To the rear/side of the property there is an enclosed wrap around garden that enjoys a good degree of privacy. The garden comprises of a gravelled area, lawn area. The garden is bounded by fencing & walling. Timber gate provides access from the front to the back garden.

To the front a gravelled driveway provides off road parking. Path to the front door. Outside tap. Outside light. Just across from the property is a block of four garages with the nearest one belonging to No56.

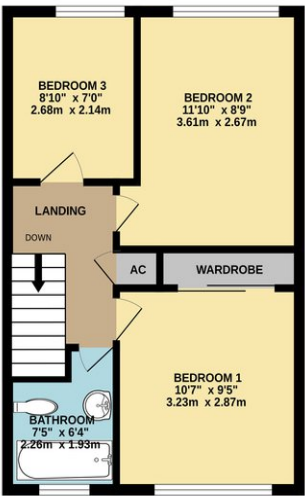


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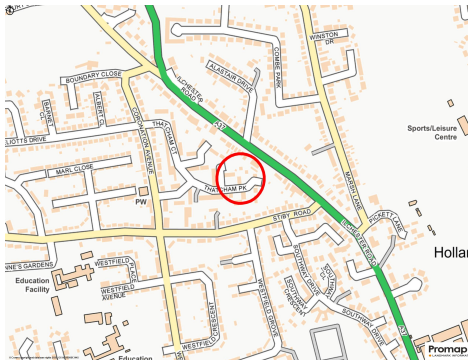
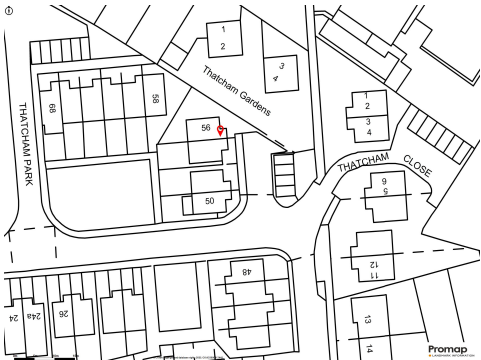
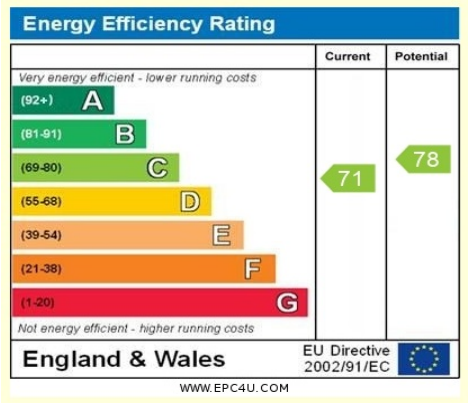
GROUND FLOOR



1ST FLOOR



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.
Made with Metreplan CDD5



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* - B
- *Asking Price* - Guide Price £220,000
- *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
- *Sewerage* - Mains
- *Heating* - Gas Central Heating, Worcester combi boiler located in the kitchen which 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 (In a block), 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. Restricted Covenants include:- No trade or business whatsoever *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 flooding (defined as the chance of flooding as less than 0.1% each year) and MEDIUM RISK from Surface Water flooding (defined as the chance of flooding as between 1% and 3.3% each year). 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 17/06/2025. 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.