



Plantagenet Chase, Yeovil, Somerset, BA20 2PP

Guide Price £280,000

Freehold

**A very well presented three bedroom semi-detached family home set in this popular residential location, close to local amenities. The home benefits from gas central heating, UPVC double glazing, modern four piece bathroom suite, enclosed rear garden, garage and off road parking. Also the added benefit of No Onward Chain.**

 **LACEYS  
YEOVIL LTD**



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14 Plantagenet Chase, Yeovil, Somerset, BA20 2PP



- A Very Well Presented Three Bedroom Semi-Detached Family Home
- Popular Residential Location
- Close To Local Amenities
- Gas Central Heating
- UPVC Double Glazing
- Four Piece Bathroom Suite
- 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**

Door to the Lounge.

### **Lounge 4.29 m x 3.61 m (14'1" x 11'10")**

Radiator. TV point. Coved ceiling. UPVC double glazed window, front aspect. Door to the Stairs that lead to the Landing. Open Plan to the Dining Area.

### **Dining Area 2.90 m x 2.31 m (9'6" x 7'7")**

Radiator. UPVC double glazed window, rear aspect. Throughway to the Kitchen.

### **Kitchen 3.00 m x 2.31 m (9'10" x 7'7")**

Comprising inset stainless steel single drainer, single sink unit with mixer tap, tiled surround and rolltop worksurfaces with cupboards & drawers below. Built in oven & hob, extractor above. Recess for washing machine, plumbing in place. Recess for under counter fridge. Wall mounted cupboards. Radiator. Vinyl flooring. UPVC double glazed window, rear aspect. Frosted UPVC double glazed door to the Rear Garden.

### **Landing**

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

### **Bedroom One 3.61 m x 3.00 m (11'10" x 9'10")**

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

### **Bedroom Two 3.00 m x 2.90 m (9'10" x 9'6")**

Radiator. Built in storage cupboard which also houses the Worcester combi boiler. UPVC double glazed window, rear aspect.

### **Bedroom Three 2.90 m x 2.49 m (9'6" x 8'2")**

Radiator. UPVC double glazed window, front aspect.

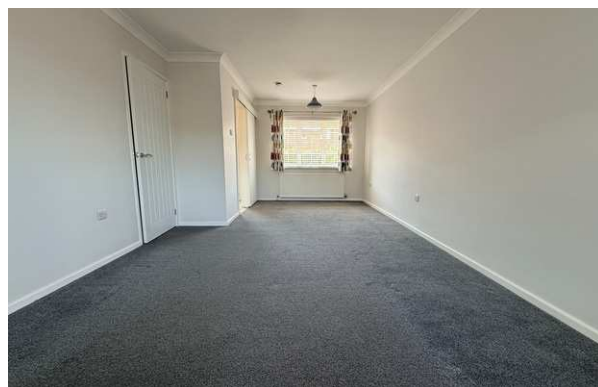
### **Bathroom 2.31 m x 2.21 m (7'7" x 7'3")**

Modern white four piece suite comprising of a bath with a mixer tap shower attachment, tiled surround. Corner shower cubicle with wall mounted shower, over sized head and panelled surround. Vanity sink unit. Low flush WC. Extractor fan. Vinyl flooring. Inset ceiling spotlights. Frosted UPVC double glazed window, rear aspect.

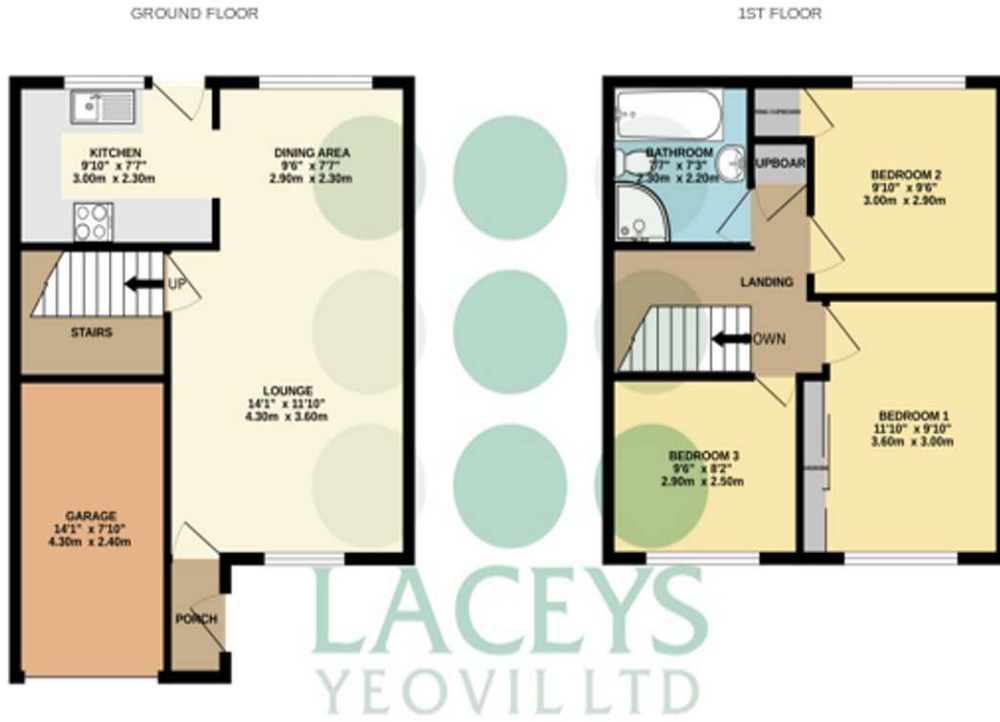
### **Outside**

To the rear there is an enclosed garden comprising of a paved patio area that extends the width of the home. Outside tap. Lawn area. The garden is bounded by fencing & shrubs. Iron gate provides side access from the front of the home.

To the front there is a lawn area. Gravelled area. Concrete drive provides off road parking and access to the Garage - Up & over door, power & lighting in place.



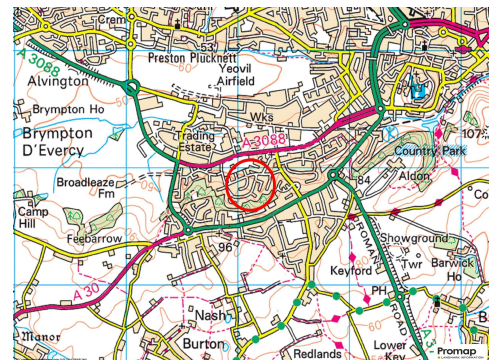
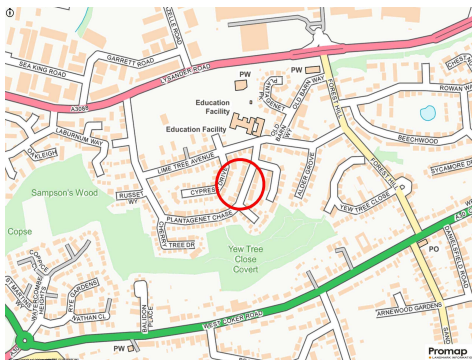
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While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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 Hectagon 1/2020



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 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* - C
- *Asking Price* - Guide Price £280,000
- *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* - 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, Worcester combi boiler located in Bedroom Two 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. Restricted Covenants include;- Not to use the Property for any purpose other than a private dwellinghouse and the garage for a private motor car only. No hut, shed, caravan or house on wheels or other similar building or boat shall be set up or brought on or allowed to remain on the Property. \*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* - 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 18/05/2026. 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.