Spring Rise, Southwoods, Yeovil, Somerset, BA20 2QS

Guide Price £425,000

Freehold

An attractive and well proportioned four double executive town house situated in a sought-after location with easy access to town centre and local amenities. The home benefits from underfloor heating, double glazing, cloakroom, two-ensuite bedrooms, garage, off road parting and landscaped rear garden backing onto the beautiful Yeovil Country Park

LACEYS YEOVIL LTD

The Property Ombudsman

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

Tel: 01935 425115 Email: info@laceysyeovil.co.uk

3 Spring Rise, Southwoods, Yeovil, Somerset, BA20 2QS

- A Well Proportioned & Well Presented Four Double Bedroom Executive Town House
- Popular Residential Location
- Floor & Room Underfloor Heating Controls
- Double Glazed
- Two En-Suite Double Bedrooms
- Enclosed Landscaped Rear Garden
- Garage With Wall Mounted Integrated Vacuum System
- 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 double glazed front door to the Entrance Hall.

Entrance Hall
Wooden flooring. Underfloor heating. Phone point. Vacuum point. Built in cupboard that can house the washing machine, plumbing in place, laundry shoot above. Built in understairs cupboard. Stairs to the First Floor Landing. Doors to Bedrooms Three & Four & the Ground Floor Bathroom. Internal door to the Garage.

Bedroom Three (Ground Floor) 4.44 m x 3.07 m (14'7" x 10'1")
TV point. Underfloor heating. Coved ceiling. Inset ceiling spotlights. Double glazed, double opening doors to outside.

Bedroom Four (Ground Floor) 4.42 m x 3.02 m (14'6" x 9'11")
TV point. Underfloor heating. Coved ceiling. Inset ceiling spotlights. Double glazed, double opening doors to outside.

Ground Floor Bathroom 1.95 m x 1.82 m (6'5" x 6'0")
White suite comprising bath with wall mounted mixer tap shower above, tiled surround. Wall mounted wash basin. Low flush WC. Extractor fan. Tiled floor. Fully tiled walls. Inset ceiling spotlights. double glazed sash window, front aspect.

First Floor Landing
Stairs up to the Second Floor Landing. Plug in point for the Hoover. Doors to the Lounge, Kitchen/Diner & Cloakroom.

First Floor Cloakroom
Comprising low flush WC. Wall mounted wash basin. Extractor fan. Tiled floor.

Lounge 6.25 m x 4.47 m (20'6" x 14'8")
Built in fireplace with a gas fire in situ. TV point. Underfloor heating. Phone point. Coved ceiling. Inset ceiling spotlights. Two sets of double glazed, double opening doors, both rear aspects, one set lead to the decking area.

Kitchen/Dining Area 6.30 m x 3.99 m (20'8" x 13'1")
Comprising inset single drainer, 1 1/2 bowl sink unit with mixer tap, tiled surround and rolltop worksurfaces with cupboards & drawers below. Built in oven 7 5 ring gas hob, extractor hood above. Integrated dishwasher. Integrated drinks fridge. Space for an upright fridge/freezer. Wall mounted cupboards. Tiled floor. Underfloor heating. Coved ceiling. Inset ceiling spotlights. Space for table & chairs. Two double glazed sash windows, both front aspect. Double glazed double opening doors to a balcony.

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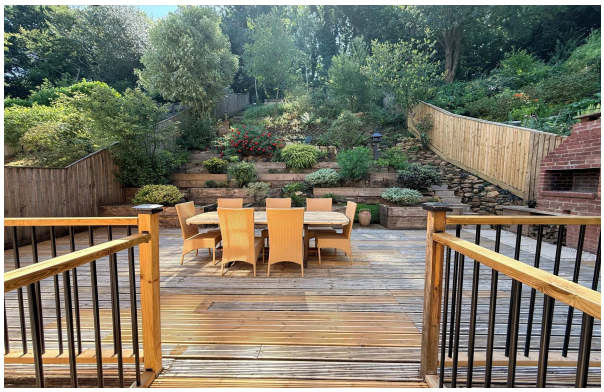

Second Floor Landing
Vacuum plug in point. Skylight. Doors to Bedrooms One & Two.

Bedroom One 4.50 m x 4.24 m (14'9" x 13'11")
Two sets of built in double fronted wardrobes. Two built in eaves storage cupboards. TV point. Hatch to loft space. Underfloor heating. Inset ceiling spotlights. Two double glazed sash windows, both rear aspects, oval double glazed window above, rear aspect. Door to the En-Suite Shower Room.

En-Suite Shower Room
Comprising corner shower cubicle with a wall mounted shower in situ, tiled surround. Wall mounted wash basin. Low flush WC. Extractor fan. Tiled floor. Underfloor heating. Tiled walls. Inset ceiling spotlights.

Bedroom Two 3.99 m x 3.02 m (13'1" x 9'11")
Two sets of built in double fronted wardrobes, which house the Vaillant boiler & hot water tank. Two eaves storage cupboards.. TV point. Underfloor heating. Inset ceiling spotlights. Two double glazed sash windows, both front aspects. Oval double glazed window above, front aspect. Door to the En-Suite Shower Room.

En-Suite Shower Room
Comprising corner shower cubicle with wall mounted shower in situ, tiled surround. Wall mounted wash basin. Low flush WC. Extractor fan. Tiled floor. Underfloor heating. Tiled walls. Inset ceiling spotlights.

Outside
To the rear of the home there is an enclosed garden that has been carefully landscaped to provide a versatile and enjoyable space spread over a few levels. From the Lounge you step out on to a lovely decked seating area, brick built bbq area, raised flowerbeds set within sleepers, outside lights, from here there is access to the lower side garden area via a spiral Iron staircase and access to the next level of garden via paved steps. A further seating area is available with a range of planted shrubs and plants in place within rockery areas, gravelled steps then lead up to the top part of the garden to a further seating area which enjoys an outlook across the local area. The garden is bounded by fencing.

To the side of the home there is a further lawn area and a paved patio area.

To the front there is a paved drive that provides off road parking and access to the Garage - Up & over roller door, power & lighting in place, hoover collection point, internal door to the Entrance Hall.

https://www.laceysyeovil.co.uk
info@laceysyeovil.co.uk

Laceys Yeovil Ltd
01935 425115

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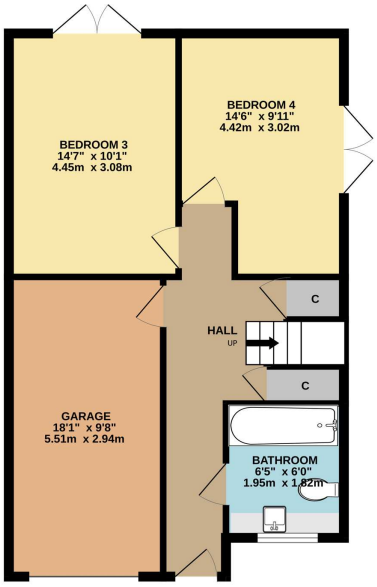
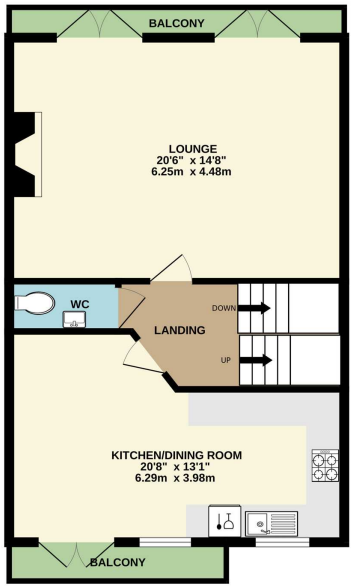
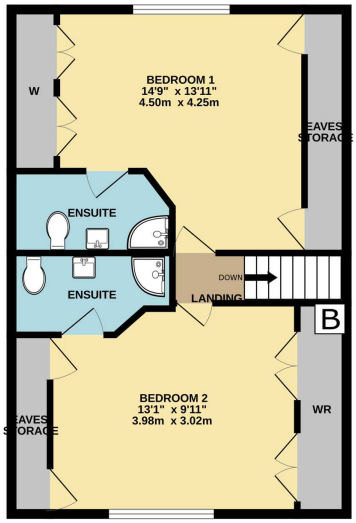
GROUND FLOOR



1ST FLOOR



2ND 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.
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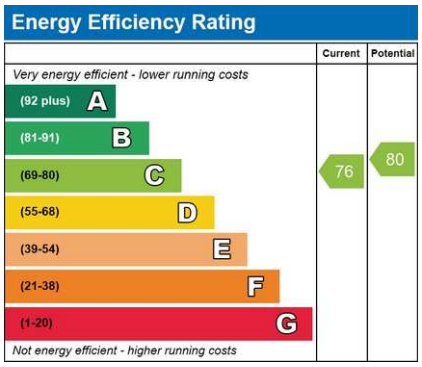

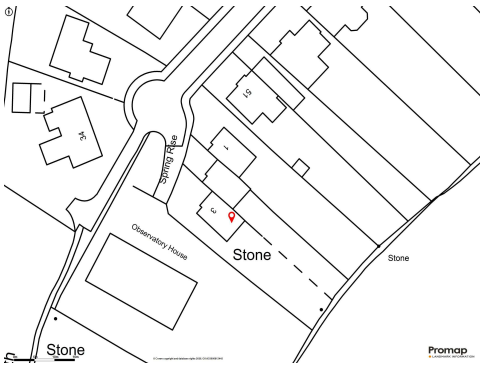

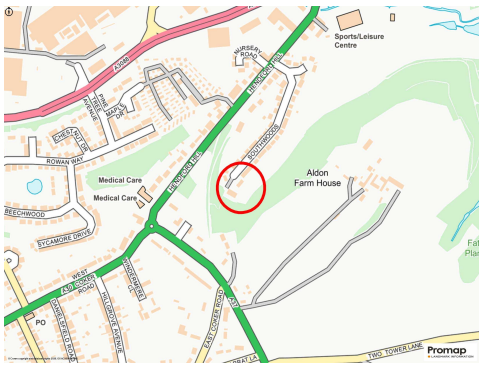

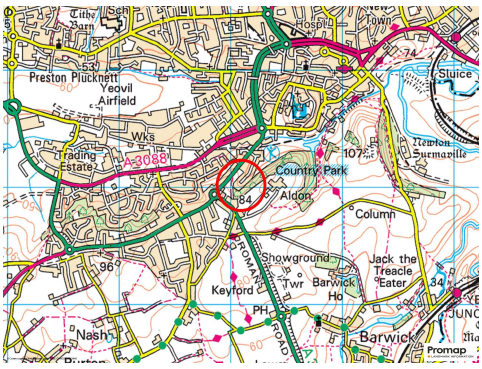

Please Note
No tests have been undertaken of any of the services and any intending purchasers/tenants should satisfy themselves in this regard. Laceys Yeovil Ltd for themselves and for the vendor/landlord of this property whose agents they are, give notice that,(i)these particulars do not constitute any part of an offer or contract,(ii) all statements contained within these particulars are made without responsibility on the part of Laceys 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 Laceys 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* - E
- *Asking Price* - Guide Price £425,000
- *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* - 4 Bedroom End Terraced 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 combi boiler located in Bedroom Two in the cupboard also houses the hot water tank, Under Floor Heating throughout (apart from the cloakroom), air conditioning on the top floor level.
- *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 park or allow to be parked any boat, caravan or any house on wheels, motor caravans nor any lorries or vans exceeding 30 cwt on any part of the Property. *More covenants in place refer to your solicitor.
- *Rights and Easement*s - There is a right of way for Observatory House over the end of the drive. We're not aware of any other 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

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 11/07/2026. 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.