



Victoria Road, Yeovil, Somerset, BA21 5AY

Guide Price £180,000

Freehold

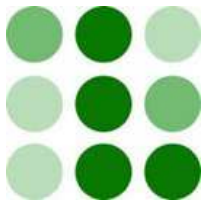
**A well presented two bedroom semi-detached home set in a convenient location close to local amenities. The home benefits from gas central heating, double glazing, enclosed rear garden and off road parking under a car port. Also the added benefit of No Onward Chain.**

 **LACEYS  
YEOVIL LTD**



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1a, Victoria Road, Yeovil, Somerset, BA21 5AY



- A Well Presented Two Bedroom Semi-Detached Home
- Convenient Location Close To Local Amenities
- Gas Central Heating
- UPVC Double Glazing
- Enclosed Rear Garden
- Off Road Parking, Car Port In Situ
- 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**.

The **ACCOMMODATION** comprises:

#### **Accommodation Comprises**

UPVC double glazed front door to the Entrance Hall.

#### **Entrance Hall**

Radiator. Tiled floor. Built in understairs cupboard. Coved ceiling. UPVC double glazed window, side aspect. Stairs to the Landing. Throughway to the Kitchen. Door to the Lounge.

#### **Kitchen 2.62 m x 2.11 m (8'7" x 6'11")**

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 & hob, with extractor hood above. Recess for washing machine, plumbing in place. Space for upright fridge/freezer. Wall mounted cupboards. Serving hatch to the Lounge. Tiled floor. Coved ceiling. Inset ceiling spotlights. UPVC double glazed window, front aspect.

#### **Lounge 3.97 m x 3.52 m (13'0" x 11'7")**

TV point. Two radiators. Coved ceiling. Laminate flooring. Ceiling rose. UPVC double glazed window, rear aspect. UPVC double glazed sliding patio doors to the Rear Garden.

#### **Landing**

Hatch to loft space. Coved ceiling. Laminate flooring. Ceiling rose. Doors to both Bedrooms & Bathroom.

#### **Bedroom One 3.06 m x 3.01 m (10'0" x 9'11")**

Radiator. Built in storage cupboard, houses the Baxi combi boiler. Built in double fronted wardrobe. Built in overstairs storage cupboards. Laminate flooring. Coved ceiling. Ceiling rose. UPVC double glazed window, front aspect.

#### **Bedroom Two 2.51 m x 1.96 m (8'3" x 6'5")**

Radiator. Coved ceiling. Built in double fronted wardrobe. Laminate flooring. Ceiling rose. UPVC double glazed window, rear aspect.

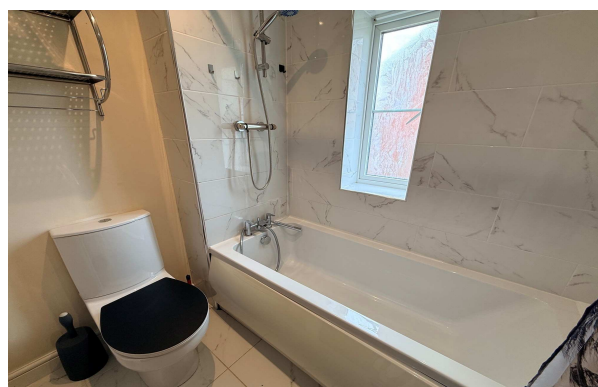
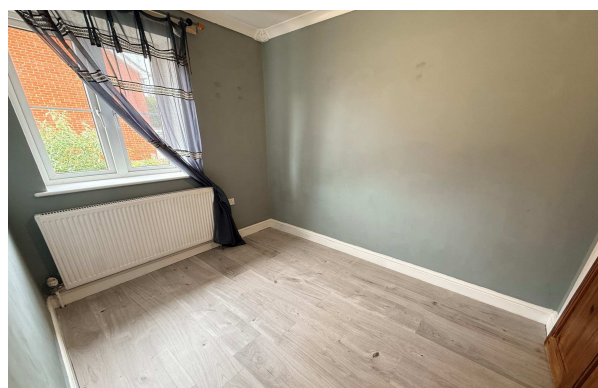
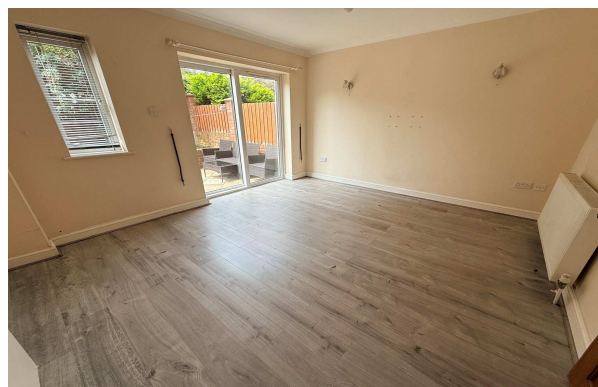
#### **Bathroom 1.93 m x 1.60 m (6'4" x 5'3")**

White suite comprising bath with wall mounted shower over, tiled surround. Pedestal wash basin. Low flush WC. Radiator. Extractor fan. Tiled floor. Coved ceiling. Inset ceiling spotlights. Frosted UPVC double glazed window, rear aspect.

#### **Outside**

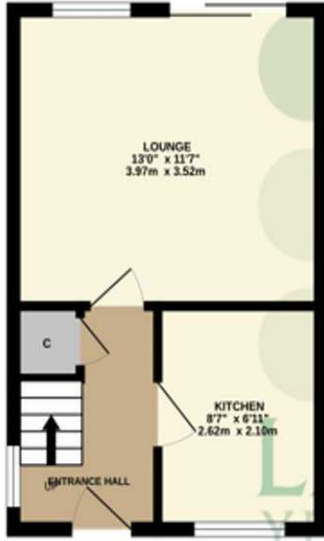
To the rear of the home there is an enclosed rear garden, comprising a paved patio area that extends the width of the home. Steps up to a lawn area. Outside light. Timber garden shed. The garden is bounded by walling & fencing, double opening timber gates from the drive provide access to the Rear Garden.

To the side of the home there is a paved drive which provides off road parking under a Car Port. Outside lights. Outside tap. Steps up to the front door, entrance canopy above. The front area is bounded by walling, double opening Iron gates provide access to the drive & car port.

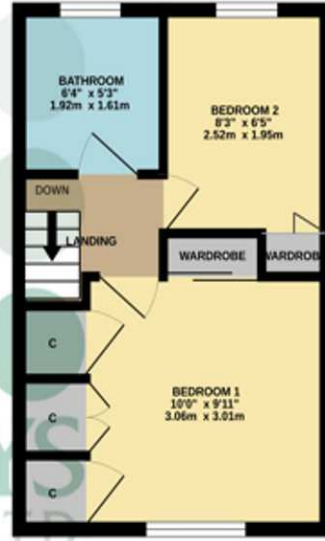


# 1a, Victoria Road, Yeovil, Somerset, BA21 5AY

**GROUND FLOOR**  
263 sq.ft. (24.4 sq.m.) approx.



**1ST FLOOR**  
263 sq.ft. (24.4 sq.m.) approx.

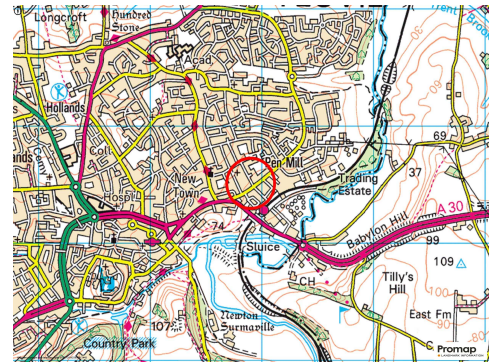


TOTAL FLOOR AREA: 526 sq.ft. (48.9 sq.m.) approx.

While 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 Intergo 02028



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	67 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**

Photographs are reproduced for general information and it must not be inferred that any item is included for sale / to let with this property. Please note floor plans are not to scale and are for identification purposes only. The photographs used in these particulars may have been taken with the use of a wide angle lens. If you have any queries as to the size of the accommodation or plot, please address these with the agent prior to making an appointment to view.

## 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 £180,000
- *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 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 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, Baxi combi boiler located in Bedroom One, 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* - Driveway/Car Port..

### 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;- We are aware there is an "Article 4 Direction" (A4D). This is a planning law mechanism that allows a local council to remove certain permitted development rights for a specific area or property. This means that developments which would normally be permitted without needing planning permission, such as minor alterations or changes of use, now require a planning application and permission from the council. Not to use the property for any purpose other than that of a single private dwellinghouse in the occupation of one family. No trade or business. \*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 13/04/2026. 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.