



Hill View, Mudford, Yeovil, Somerset, BA21 5TH

Guide Price £220,000

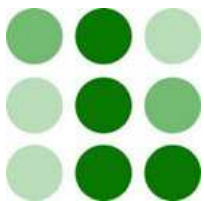
Freehold

A well presented and well proportioned two bedroom end of terrace home set in this popular village location. The home provides a good opportunity for First Time Buyer(s) and benefits from gas central heating, UPVC double glazing, cloakroom, four piece bathroom suite, enclosed rear garden and off road parking. Also the added benefit of No Onward Chain.



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11 Hill View, Mudford, Yeovil, Somerset, BA21 5TH



- A Well Presented Two Bedroom End Of Terrace Home
- Well Proportioned Accommodation
- Popular Village Location
- Gas Central Heating
- UPVC Double Glazing
- Cloakroom
- Four Piece Bathroom Suite
- Enclosed Rear Garden
- 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

Double glazed front door to the Entrance Lobby.

Entrance Lobby

Radiator. Phone point. Stairs up to the Landing. Multi panel glazed door to the Lounge.

Lounge 4.14 m x 4.11 m (13'7" x 13'6")

Built in fireplace with wooden surround and mantle above. Tv point. Radiator. Coved ceiling. Wooden flooring. UPVC double glazed window, front aspect. Multi panel glazed door to the Kitchen.

Kitchen 4.11 m x 3.91 m (13'6" x 12'10")

Comprising inset stainless steel single drainer, single sink unit with mixer tap, tiled surround and rolltop worksurfaces with cupboards & drawers below. Recess for cooker. Recesses for washing machine & slimline dishwasher, plumbing in place. Recess for upright fridge/freezer. Wall mounted cupboards. Two radiators. Tiled floor. Space for table & chairs. Phone point. Two UPVC double glazed windows, both rear aspects. UPVC double glazed door to outside. Door to the Cloakroom.

Cloakroom

Comprising low flush WC. Pedestal wash basin. Radiator. Extractor fan. Tiled floor. Frosted UPVC double glazed window, side aspect. Door to understairs cupboard which also houses the Worcester boiler. Tiled floor.

Landing

Hatch to loft space. UPVC double glazed window, side aspect with outlook. Doors to both Bedrooms & the Bathroom.

Bedroom One 4.29 m x 3.12 m (14'1" x 10'3")

Range of built in storage cupboards, with overhead storage above. Built in overstairs cupboard. Radiator. Picture rail. UPVC double glazed window, front aspect.

Bedroom Two 3.53 m x 2.67 m (11'7" x 8'9")

Radiator. Built in cupboard. Built in airing cupboard that houses the hot water tank. Picture rail. UPVC double glazed window, rear aspect with outlook.

Bathroom 2.51 m x 2.46 m (8'3" x 8'1")

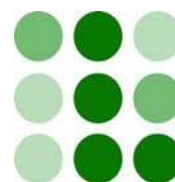
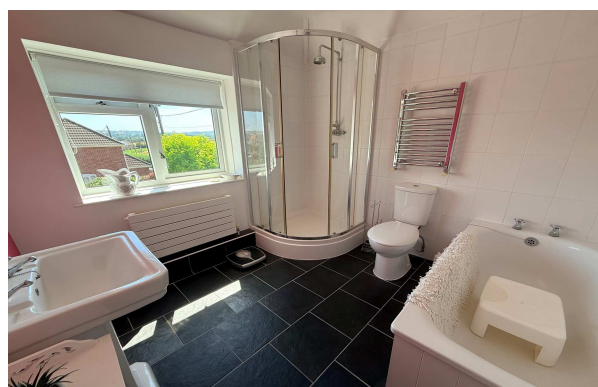
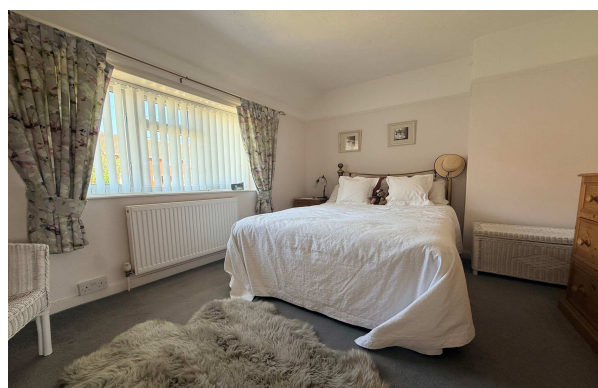
White four piece suite comprising bath with tiled surround. Corner shower cubicle with wall mounted shower, tiled surround. Pedestal wash basin. Low flush WC. Heated towel rail. Radiator. Tiled floor. Extractor fan. Trail of spotlights. UPVC double glazed window, rear aspect with outlook.

Outside

To the rear there is a nice garden area that comprises of a gravelled seating area bounded by low level walling, thoroughway to the main lawn section which has a good range of mature trees, shrubs & plants in situ, flowerbeds bordering the lawn. The garden area is bounded by fencing & walling. Outside lights. Three outside stores.

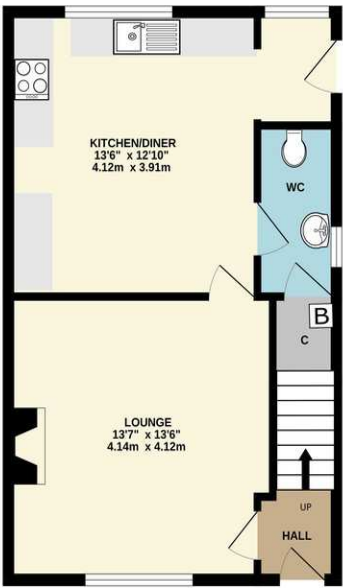
To the side of the house a tarmac drive provides off road parking for multiple vehicles, bounded by walling.

To the front there are gravelled tiered section with a selection of plants & shrubs in situ. The area is bounded by fencing. Paved path to the front door, entrance canopy above. Outside lights.

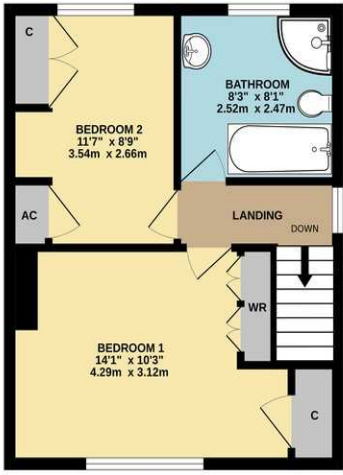


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GROUND FLOOR



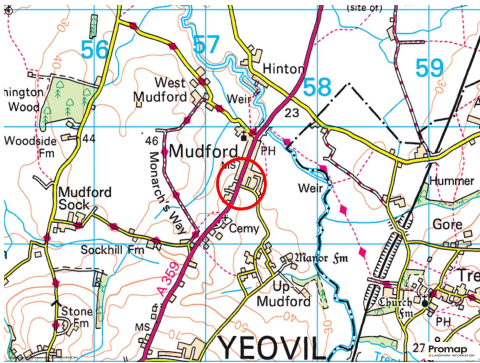
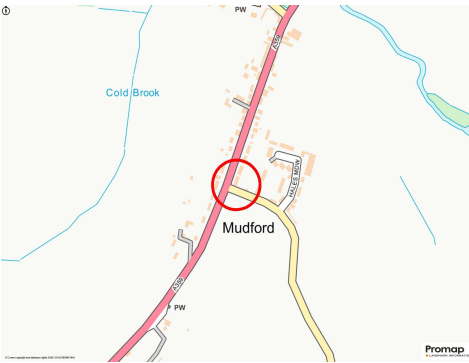
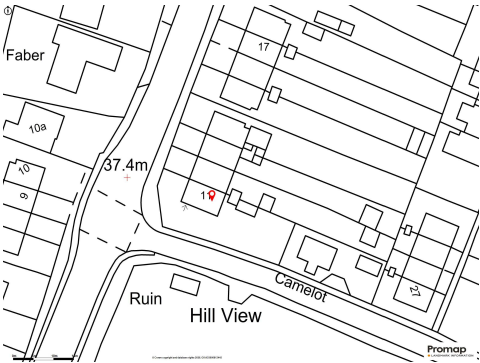
1ST FLOOR



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 variability or efficiency can be given.
Made with Memphis v2009



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	39 E	52 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* - 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 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 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
- *Sewerage* - Mains
- *Heating* - Gas Central Heating (Calor Gas Bottles), Worcester boiler located in the cupboard in the Cloakroom, hot water tank located in the airing cupboard in Bedroom Two.
- *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

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 premises other than as a private dwellinghouse. No trade or business. Not to station or permit the stationing on the premises of any caravan, tent or other mobile dwelling intended for human habitation. *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) - E

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 TBC/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.