



Albert Close, Yeovil, Somerset, BA21 3NS

Guide Price £280,000

Freehold

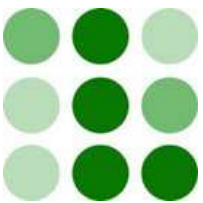
This extended semi-detached family home is situated in a popular location with ample driveway parking, extended garage and a landscaped enclosed rear garden. The accommodation includes an entrance hallway, sitting room, dining/family room, modern fitted kitchen and a conservatory/boot room/utility room. On the first floor there is a large extended double bedroom, a further good size double bedroom, a single bedroom and contemporary shower room.

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16 Albert Close, Yeovil, Somerset, BA21 3NS



- Semi-Detached House
- Two Reception Rooms
- Fitted Kitchen
- Conservatory/Utility Room
- Three Bedrooms
- Shower Room
- Landscaped Rear Garden
- Ample Driveway Parking
- Extended Garage

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 425115**.

The **ACCOMMODATION** comprises:

Entrance Hallway

Upon entering the property you are greeted with an entrance hallway which provides the perfect space to kick off shoes. Stairs provide access to the first floor landing and doors open to the sitting room and dining room. There is a radiator, a ceiling light point and a side facing double glazed window.

Sitting Room 3.96 m x 3.21 m (13'0" x 10'6")

With a feature chimney breast and arched area to the side. Double glazed windows overlook the front of the property. There is a radiator and a decorative light fitting.

Dining/Family room 5.04 m x 3.13 m (16'6" x 10'3")

Positioned conveniently adjacent to the kitchen this versatile room offers great flexibility. Double glazed windows overlook the side and rear of the property (into the conservatory). There are two decorative light fittings, a radiator and the gas fired combination boiler can be found in the under stairs storage cupboard.

Kitchen 4.04 m x 2.62 m (13'3" x 8'7")

The kitchen is well equipped and fitted with a good selection wall, base, drawer and pantry style units. There is a built in eye level double oven and grill, an inset electric hob with extractor hood above, integrated fridge/freezer, dishwasher and washing machine. The sink with mixer tap is conveniently situated under the side facing double glazed window. There is recessed spot lighting and a column style radiator. A door opens to the conservatory/utility and double doors open to the rear garden.

Conservatory/Utility Room 4.25 m x 2.24 m (13'11" x 7'4")

A great additional space which is currently used as an extension to the kitchen and for shoe storage. There is ample space for further appliances such as tumble dryers and additional fridges/freezers. A door opens to the driveway and a further door opens to the garden.

Landing

Doors open to all three bedrooms and the shower room. There is a double glazed window to the side, a decorative light fitting and access is available to the loft.

Bedroom One 3.16 m x 3.07 m (10'4" x 10'1")

Bedroom One- continued. 4.07 m x 2.64 m (13'4" x 8'8")

Currently laid out as a twin bedroom this generous room has double glazed windows overlooking the side and rear of the property. There are two ceiling light points and a radiator.

Bedroom Two 4.17 m x 2.88 m (13'8" x 9'5")

A further good size double room with double glazed windows overlooking the front of the property. There is a radiator and a ceiling light point.

Bedroom Three 2.40 m x 2.08 m (7'10" x 6'10")

A single room with a double glazed window overlooking the front of property. There is a radiator and a ceiling light point.

Shower Room

The contemporary shower room is fitted with a corner shower enclosure with thermostatically controlled rainfall style shower with hand held attachment, a wall hung basin with drawer beneath and mixer tap and a low level WC. There is a double glazed window facing the rear, recessed spot lighting, a wall lamp and a heated towel rail.

Outside

The property offers ample driveway parking to the front with a shared driveway leading to further parking in front of the longer than average garage. The rear garden has been tastefully landscaped with ease of maintenance firmly in mind which includes a large patio perfect for al-fresco dining, a shingle area with brick edge finish and a brick paved pathway guiding you through the areas of artificial lawn. There are mature trees and a useful storage area behind the garage. Gated side access leads to the driveway and a personal door opens to the garage/workshop.

Garage/Workshop 8.00 m x 3.07 m (26'3" x 10'1")

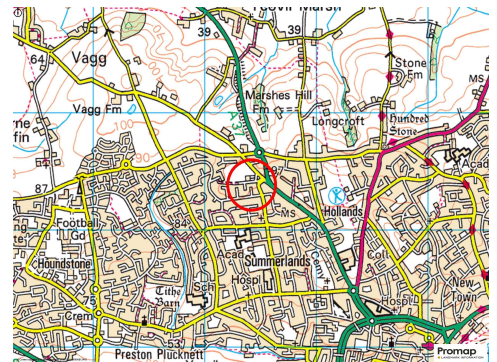
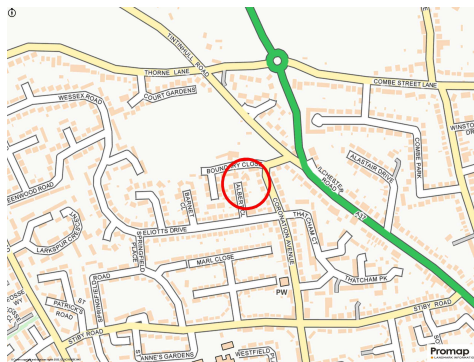
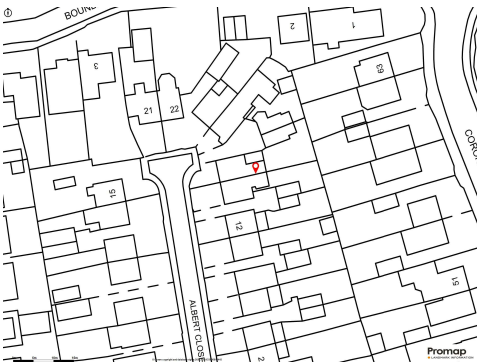
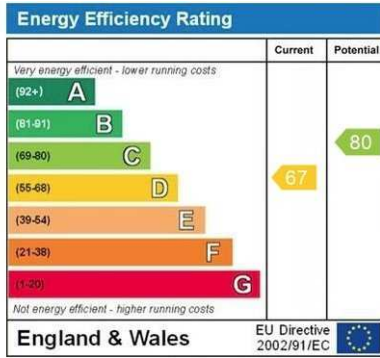
With a door to the front and a personal door to the side. Windows face the side and rear. Power and light is connected.



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TOTAL FLOOR AREA: 1044 sq. ft. (97.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, spaces and other details may vary slightly and no responsibility is taken for any error, omission or misstatement. The agent is not responsible for any error or misstatement in any other part of the prospectus. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency can be given.
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Please Note

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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 - Conveyancers 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 lenders' 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 -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- metered
- Sewerage -Mains
- Heating -Gas Central Heating- combi boiler- understairs cupboard.
- Broadband - Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advicefor-consumers/advice/ofcom-checker>.
- Mobile Signal/Coverage - Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>.
- Parking -Driveway Parking and Garage

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.

Restricted Covenants include; joint responsibility of shared driveway.

- More covenants in place refer to your solicitor.

Material Information that may or may not apply continued

- 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.
- Current Flood Risk - According to the Environment Agency's website the property is at very low risk of 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 27/08/2025. 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.