

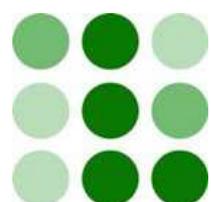


St. Michaels Avenue, Yeovil, Somerset,
BA21 4LS

Guide Price £400,000

Freehold

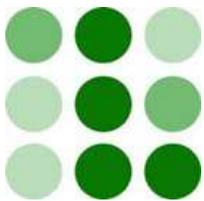
A job lot opportunity (all on the same title) with a lot of scope/potential, currently comprising a detached house that is split in to three flats (two 1 bed flats & a studio flat), then there is a 2 bedroom detached bungalow to the rear of the plot too. There is a good sized garden/plot in between the two buildings too offering scope subject to the relevant planning permission. No Onward Chain.

 **LACEYS
YEOVIL LTD**



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201 St. Michaels Avenue, Yeovil, Somerset, BA21
4LS



- Job Lot Opportunity (All On The Same Title)
- Detached House (Split In To Three Flats) & A Detached 2 Bed Bungalow
- Two 1 Bed Flats & A Studio Flat Within The Main House
- Generous Plot In Between The Two Buildings Offering Further Scope
- Off Road Parking For Multiple Vehicles
- Convenient Location, Close To Local Amenities
- 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

A detached house that is currently split in to three flats (two one bedroom flats & a studio flat), along with a detached two bedroom bungalow to the rear of the plot.

Flat One

Ground Floor Flat - Comprises - Entrance Hall, Lounge, Kitchen, Bedroom & Shower Room.

UPVC Double Glazing & Electric Heating.

Flat Two

First Floor Flat - Comprises - Entrance Hall, Lounge, Kitchen, Bedroom & Shower Room.

UPVC Double Glazing & Electric Heating.

Flat Three

Ground Floor Studio Flat - Comprises - Lounge/Bedroom, Kitchen & Bathroom.

UPVC Double Glazing & Electric Heating.

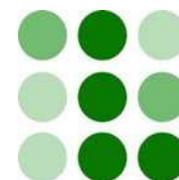
Detached Bungalow

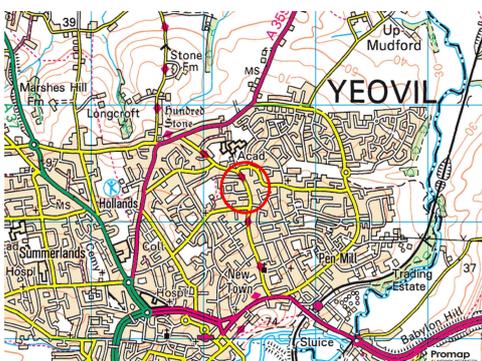
Two Bedroom Detached Bungalow - Comprises - Lounge/Diner, Kitchen, Two Bedrooms & a Shower Room.

UPVC Double Glazing & Electric Heating.

Outside

Off Road Parking. Two good size lawn/plot areas in between the main house and bungalow offering further scope subject to planning permissions.





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 Bands* - Flat 1- Band A, Flat 2 - Band A, Flat 3 - Band A, Bungalow - Band B (There is an improvement indicator listed next to this property which therefore means the Council Tax Band may be reassessed upon sale).
- *Asking Price* - Guide Price £400,000
- *Tenure* - Freehold - This property is unregistered at Land Registry. By law this will need "First Registration" by the buyer on completion, for which there is an additional charge over and above the normal transfer charge payable to Land Registry. We also cannot rule out the possibility of additional fees being charged by your conveyancer. Please make early enquiries of your conveyancer before making a commitment to purchase.
- *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* - 5 Bedroom 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
- *Sewerage* - Mains
- *Heating* - Electric Heating, night storage heaters.
- *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..
- *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) - Flat 1 - D, Flat 2 - E, Flat 3 - D, Bungalow - 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 30/01/2026. 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.