

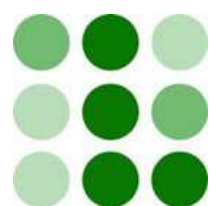


St. Michaels Avenue, Yeovil, Somerset, BA21 4LY

Guide Price £295,000

Freehold

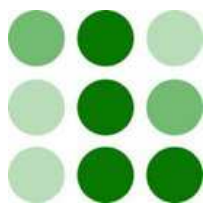
This mature detached family home is situated in a popular residential location and is offered for sale with no forward chain. The accommodation includes an entrance hallway, sitting room, separate dining room, kitchen, utility and ground floor cloakroom. On the first floor there are two double bedrooms, a single room, family bathroom and separate WC. The property sits nicely back from the road behind a brick wall with a long driveway to the side providing access to the single garage whilst to the rear there is a generous, well stocked garden. The property benefits from being double glazed and has gas central heating.

 **LACEYS**
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204 St. Michaels Avenue, Yeovil, Somerset, BA21 4LY



- Detached Family Home
- Popular Residential Location
- Three bedrooms
- Utility Room
- Ground Floor Cloakroom
- Long Rear Garden
- Ample Driveway Parking & Garage
- Gas Central Heating & Double Glazed
- No Forward 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 425115**.

The **ACCOMMODATION** comprises:

Entrance Hallway

Upon entering the property you are greeted with a welcoming entrance hallway which has a double glazed window to the side, a radiator and a ceiling light point. Door open to both the reception rooms and the kitchen with a further door opening to the under-stairs storage cupboard. Stairs provide access to the first floor landing.

Sitting Room 3.91 m x 3.90 m (12'10" x 12'10")

A double glazed bay window overlooks the front of the property. An electric fire provides a nice focal feature to the room. There is a decorative light fitting and a radiator.

Dining Room 3.66 m x 3.49 m (12'0" x 11'5")

Double glazed patio doors with side light windows open to steps providing access to the rear garden. There is a decorative light fitting, a radiator and a feature fireplace with tiled surround.

Kitchen 2.78 m x 2.21 m (9'1" x 7'3")

Fitted with a selection of wall and base units with drawers and work surfaces above. The electric cooker with chimney style extractor hood above will remain and the stainless steel sink with mixer tap is conveniently situated under the side facing double glazed window. There is a useful pantry/storage cupboard, a radiator and track spot lighting. A door opens to the utility room.

Utility Room

A useful area with a double glazed door opening to the side the property and a high level double glazed window. There is a work surface with space below for a washing machine and dryer which the seller is happy to leave if required. There is also space for a fridge/freezer. The gas fired wall mounted boiler can be found in here. There is a radiator, recessed spot lighting, a door which opens to the WC and access is available to a small loft area.

WC

Fitted with a low level WC and a wall hung wash basin. There is a high level Double glazed window and a recessed spot light.

First Floor Landing

A large decorative double glazed window faces the side of the property. Doors open to all three bedrooms, the bathroom and WC. There is a decorative light fitting and access is available to the loft.

Bedroom One 3.94 m x 3.57 m (12'11" x 11'9")

A large double room with a double glazed bay window, a radiator and a ceiling light point.

Bedroom Two 3.66 m x 3.57 m (12'0" x 11'9")

The second bedroom is also a good size double room with a radiator and a ceiling light point. A double glazed window overlooks the rear garden and a cupboard houses the hot water cylinder.

Bedroom Three 2.77 m x 2.19 m (9'1" x 7'2")

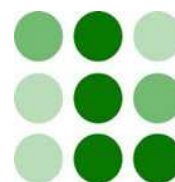
The third bedroom is a single room with a double glazed window overlooking the front of the property, a radiator and a ceiling light point.

Bathroom

Fully tiled and fitted with a modern bath with screen to side and electric shower above and a pedestal wash basin with mixer tap. There is a rear facing obscured double glazed window, a heated towel rail, recessed spot lighting and an extractor fan.

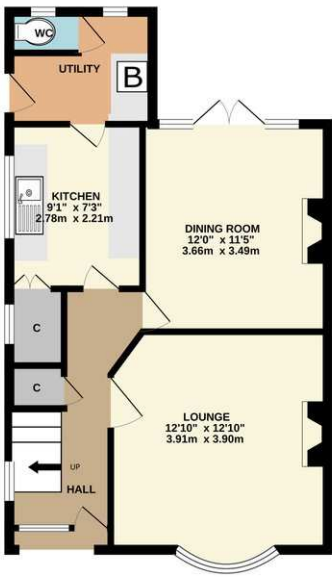
Outside

To the left hand side of the property a long driveway offers plenty of off street parking with gates leading to further parking and access to the **SINGLE GARAGE**. The front garden is mainly laid to lawn with planted beds including mature shrubs and bushes. The parking area extends behind the property and is currently used as an area for out door entertaining. The long rear garden is mainly laid to lawn with mature trees, shrubs and bushes. There are an excellent selection of rose bushes and a stepping stone style pathway which leads through the garden.

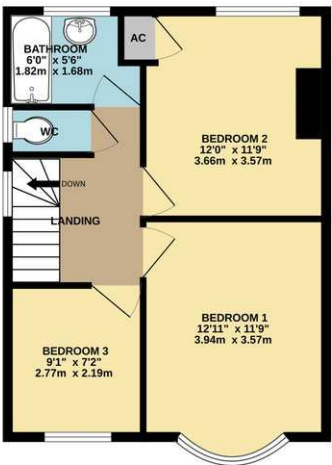


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GROUND FLOOR
528 sq.ft. (49.1 sq.m.) approx.



1ST FLOOR
477 sq.ft. (44.3 sq.m.) approx.

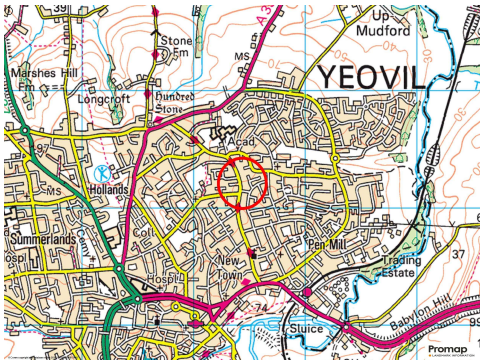


TOTAL FLOOR AREA - 1005 sq.ft. (93.4 sq.m.) approx.

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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	58 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 applicable in all circumstances**Material Information**

In compliance with the Digital Markets, Competition and Consumers Act 2024

Material Information applicable in all circumstances

- Council Tax Band - D
- Asking Price - Guide Price £295,000
- 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 - 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- boiler in utility, tank in A/C in Bedroom Two
- 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 & Single 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.
 - Restrictions -A conveyance has been requested from land registry and awaited. We recommend that you review the title documents and conveyance with your conveyancer.
- Restricted Covenants include; A conveyance has been requested from land registry and awaited. We recommend that you review the title documents and conveyance with your conveyancer.

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 considered to be 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.
- 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

Listed Status Not Listed

Article 4 Area- No

Conservation Area- No

This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor, on the 03/08/2026. 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.

No other Material disclosures have been made by the Vendor.