

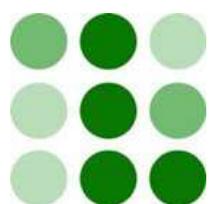


Ermine Street, Yeovil, Somerset, BA21 3QT

Guide Price £220,000

Freehold

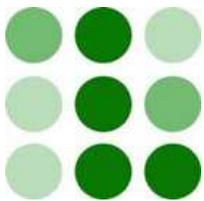
A three bedroom semi-detached home set in this convenient location, close to local amenities. The home benefits from gas central heating, double glazing, cloakroom, enclosed rear garden and off road parking for two vehicles. Also the added benefit of No Onward Chain.

 **LACEYS
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10 Ermine Street, Yeovil, Somerset, BA21 3QT



- A Three Bedroom Semi-Detached Home
- Convenient Location, Close To Local Amenities
- Gas Central Heating
- Double Glazing
- Cloakroom
- Enclosed Rear Garden
- Off Road Parking For Two Vehicles, 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**.

Accommodation Comprises

Double glazed front door to the Entrance Hall.

Entrance Hall

Radiator. Laminate flooring. Double glazed window, front aspect. Doors to the Cloakroom & Lounge.

Cloakroom

Comprising low flush WC. Vanity sink unit. Radiator. Tiled floor. Frosted double glazed window, front aspect.

Lounge 4.83 m x 4.47 m (15'10" x 14'8")

Built in fireplace with a gas fire in situ. TV point. Phone point. Two radiators. Laminate flooring. Stairs up to the Landing. Double glazed window, front aspect. Door to the Kitchen/Diner.

Kitchen/Dining Area 4.47 m x 2.51 m (14'8" x 8'3")

Comprising inset single drainer, single sink unit with mixer tap, tiled surround, rolltop worksurface with cupboards & drawers below. Built in oven & hob with extractor above. Recess for washing machine, plumbing in place. Recess for under counter fridge. Space for upright fridge/freezer. Wall mounted cupboards. Wall mounted Potterton boiler housed within a cupboard. Vinyl flooring (Kitchen Area). Laminate flooring (Dining Area). Radiator. Built in understairs cupboard. Double glazed window, rear aspect. UPVC double glazed, double opening doors to the Rear Garden.

Landing

Hatch to loft space. Doors to all three Bedrooms & the Bathroom.

Bedroom One 4.14 m x 2.54 m (13'7" x 8'4")

Radiator. Double glazed window, front aspect.

Bedroom Two 3.30 m x 2.46 m (10'10" x 8'1")

Radiator. Double glazed window, rear aspect.

Bedroom Three 3.15 m x 1.85 m (10'4" x 6'1")

Radiator. Phone point. Built in airing cupboard which houses the hot water tank. Double glazed window, front aspect.

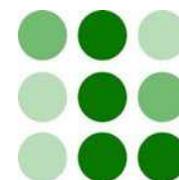
Bathroom

Neutral suite comprising bath with mixer tap shower attachment, wall mounted Triton electric shower in situ, tiled surround. Vanity sink unit. Low flush WC. Radiator. Shaver point. Tiled floor. Extractor fan. Frosted double glazed window, rear aspect.

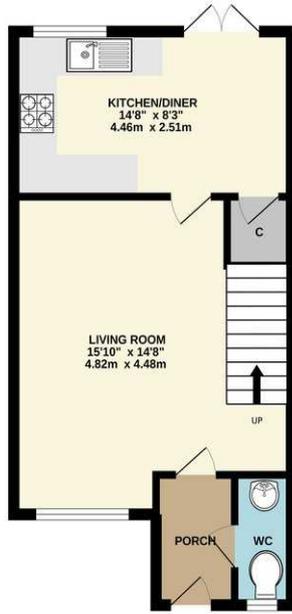
Outside

To the rear there is an enclosed garden that comprises of a paved patio area, lawn area. Outside tap. Timber garden shed. The garden is bounded by fencing, a timber gate provides side access from the driveway.

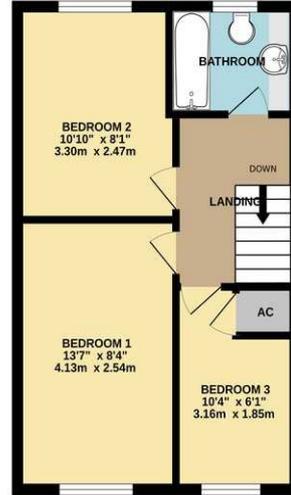
To the front there is a gravelled garden area, steps up to the front door. To the side of the house a tarmac drive provides off road parking for two vehicles with part of the drive covered by a car port.



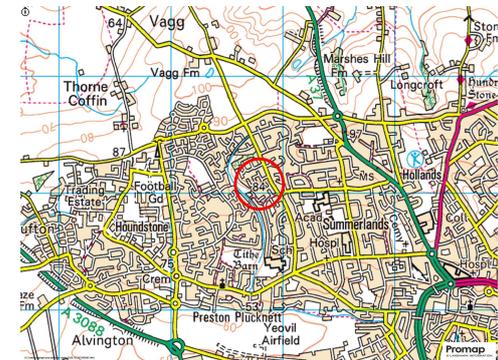
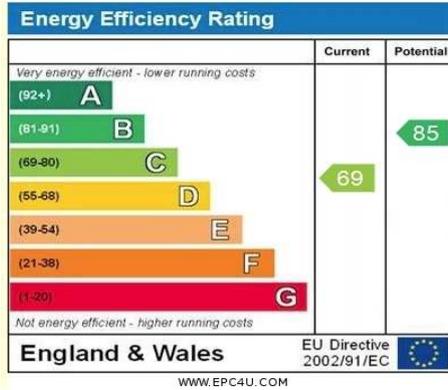
GROUND FLOOR



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 operability or efficiency can be given.
Made with Metropix iC022



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

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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* - C
- *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.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* - 3 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
- *Sewerage* - Mains
- *Heating* - Gas Central Heating, Potterton boiler located in the Kitchen, hot water tank located in the airing cupboard in Bedroom Three.
- *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* - Car Port, 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 Property or permit it to be used for the carrying on of any trade or business. Not to park any commercial vehicle on any part of the Estate (including the Property). *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) - C

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 09/03/2026. 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.