



Birchdale, Yeovil, Somerset, BA20 2SP

Guide Price £270,000

Freehold

This well presented extended semi-detached home is situated in a popular location not far from Leonardo's, super markets and a primary school. Offered to the market with no forward chain the accommodation includes an entrance hallway, cloakroom, sitting room, dining room and an extended kitchen. On the first floor there are two double bedrooms, a single room and a modern shower room whilst outside there is ample driveway parking leading to the single garage and an attractive rear garden.

 **LACEYS**  
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12 Birchdale, Yeovil, Somerset, BA20 2SP



- Semi-Detached House
- Three Bedrooms
- Popular Location
- Gas Centrally Heated
- Double Glazed
- Extended Kitchen
- Attractive Rear Garden
- Driveway & Garage
- 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 hallway which has doors opening to the sitting room and cloakroom. Stairs provide access to the landing. There is radiator and a ceiling light point.

#### **Cloakroom**

Fitted with a low level WC and a wall hung basin with tiled splash back and shelf to side. There is a ceiling light point and a radiator.

#### **Sitting Room 4.53 m x 3.82 m (14'10" x 12'6")**

A bow fronted double glazed window overlooks the front garden. There is an under-stairs storage cupboard, a decorative light fitting and a radiator. An opening leads to the dining room.

#### **Dining Room 2.95 m x 2.55 m (9'8" x 8'4")**

Large sliding double glazed doors open to the garden. There is a decorative light fitting and a radiator. A door opens to the kitchen.

#### **Kitchen 3.58 m x 2.11 m (11'9" x 6'11")**

##### **+3m x 2.15m (9'10" x 7'1")**

The extended kitchen is arranged in two parts with the first part being fitted with a selection of base units with work surfaces above with space for a washing machine. A double glazed window overlooks the rear garden and the gas fired boiler can be found in here. There is space for a fridge/freezer and a wide opening leads to further part of the kitchen which offers a further selection of wall and base units with drawers and work surfaces above. There is a built in oven and hob with extractor hood above and space is available for a slim line dishwasher. The one and a half bowl sink with mixer tap is positioned under the rear facing double glazed window. A door opens to the garden and a further doors opens to the garage. There is a radiator and a ceiling light point.

#### **Garage 4.94 m x 2.39 m (16'2" x 7'10")**

With up and over door to front, power and light.

#### **First Floor Landing**

Doors open to all three bedrooms, the shower room and airing cupboard. There is a side facing double glazed window, a ceiling light point and access is available to the loft.

#### **Bedroom One 4.03 m x 2.87 m (13'3" x 9'5")**

A good size double bedroom with a rear facing double glazed window, fitted wardrobes, a radiator and a ceiling light point.

#### **Bedroom Two 3.37 m x 2.85 m (11'1" x 9'4")**

The second bedroom is also a comfortable double bedroom with a double glazed window overlooking the front of the property, a radiator and a ceiling light point.

#### **Bedroom Three 3.23 m x 1.89 m (10'7" x 6'2")**

A single room with a built in over stairs cupboard, a front facing double glazed window, a radiator and a ceiling light point.

#### **Shower Room**

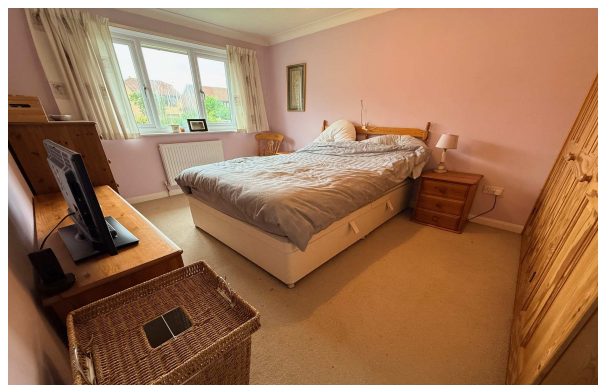
Fitted with a low threshold walk in shower with electric shower and glass screen to side and a selection of built in cabinets with an inset sink and a concealed cistern WC. There is an obscured rear facing double glazed window, a heated towel rail and a ceiling light point.

#### **Outside**

To the front of the property there is an open plan front garden which is mainly laid to lawn with some mature shrubs. A pathway leads to the front door with driveway parking providing access to the garage alongside. The rear garden is what would be considered a good size for the age of the property with two patios, an area of lawn, plenty of mature shrubs and an attractive rockery.

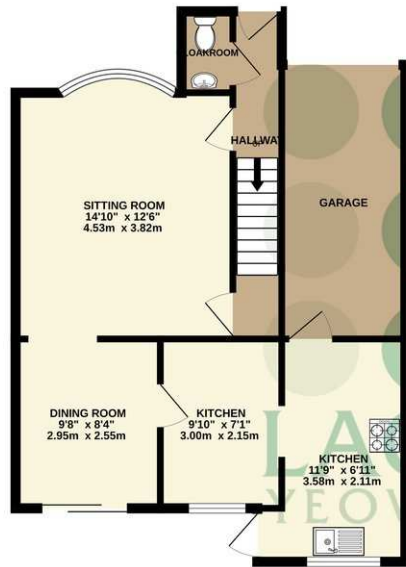
#### **Garage 4.94 m x 2.39 m (16'2" x 7'10")**

With up and over door. Power and light.



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GROUND FLOOR  
620 sq.ft. (57.6 sq.m.) approx.

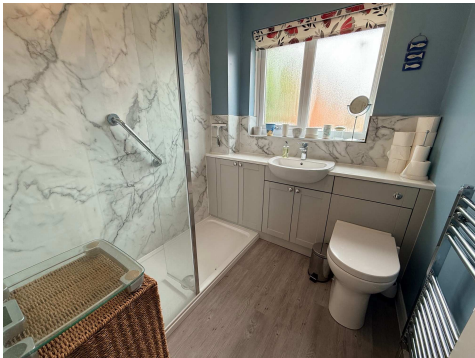


1ST FLOOR  
390 sq.ft. (36.2 sq.m.) approx.

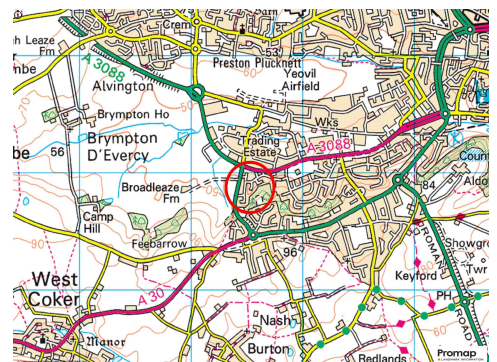
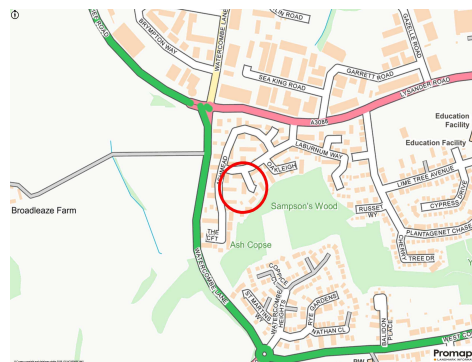
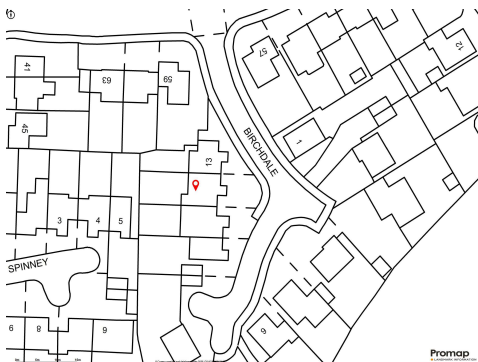


TOTAL FLOOR AREA: 1010 sq.ft. (93.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, 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	70 C	78 C
55-68	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

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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 £270,000
- 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- Boiler in kitchen, tank in airing cupboard.
- Broadband - Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>.
- Mobile Signal/Coverage - Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>.
- Parking - Driveway Parking & 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 - Not to use the property or land for the purpose of manufacture, trade or business whatever nor as a club or clubhouse. No offensive or noxious material nor any livestock (as defined by the Animals Act 1971) or any other offensive animals shall be caused or suffered to be brought upon the said land or any part thereof. No boat caravan house on wheels or any chattel adapted adapted for use as a sleeping apartment shall be erected made placed or used on the said land or any part thereof.

We'd recommend you review the Title/deeds of the property with your solicitor.

- 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 in an area at a VERY LOW RISK from River/Sea flooding (defined as the chance of flooding each year as less than 0.1%) and LOW Risk of Surface Water Flooding (defined as the chance of flooding each year as 0.1%-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

At present spray foam insulation is present. The sellers have appointed a contractor to have this removed with work starting end of June. New felt will be laid and tiles re-laid.

#### **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 18/05/2026. 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.