



St. Johns Road, Yeovil, Somerset, BA21 5QR

Guide Price £195,000

Freehold

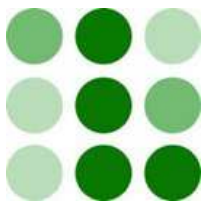
A well presented two bedroom semi-detached house set in a tucked away position in this convenient location, close to local amenities. The home benefits from gas central heating, UPVC double glazing, enclosed rear garden and off road parking. Also the added benefit of No Onward Chain.

 **LACEYS
YEOVIL LTD**



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259 St. Johns Road, Yeovil, Somerset, BA21 5QR



- A Well Presented Two Bedroom Semi-Detached House
- Tucked Away Position, Convenient Location
- Gas Central Heating
- UPVC Double Glazing
- Enclosed Rear Garden
- Off Road Parking
- 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

Frosted UPVC double glazed front door to the Entrance Hall.

Entrance Hall

Radiator. Stairs up to the Landing. Door to the Lounge.

Lounge 3.73 m x 2.82 m (12'3" x 9'3")

Radiator. TV point. Built in understairs cupboard. UPVC double glazed window, front aspect. Opens in to the Dining Area.



Kitchen/Dining Area 4.67 m x 2.64 m (15'4" x 8'8")

Comprising inset stainless steel single drainer, single sink unit with mixer tap, tiled surround and rolltop worksurface with cupboards & drawers below. Recess for cooker. Recess for washing machine, plumbing in place. Recesses for under counter fridge & freezer. Wall mounted cupboards. Wall mounted Worcester boiler. Vinyl flooring. Trail of spotlights. UPVC double glazed window, rear aspect. Space for table & chairs. Radiator. UPVC double glazed, double opening doors to the Rear Garden.

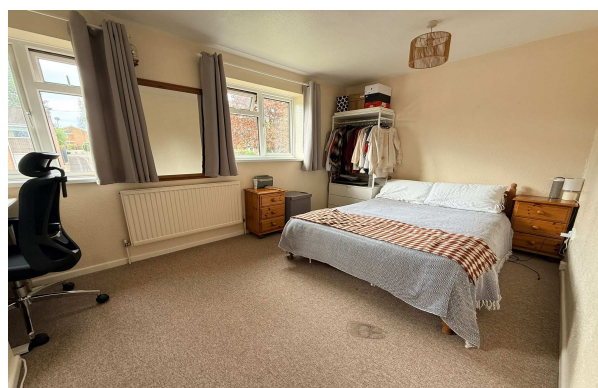


Landing

Hatch to loft space. Doors to both Bedrooms & the Bathroom.

Bedroom One 4.75 m x 2.82 m (15'7" x 9'3")

Radiator. Built in airing cupboard that also houses the hot water tank. Two UPVC double glazed windows, both front aspects.



Bedroom Two 3.20 m x 2.69 m (10'6" x 8'10")

Radiator. UPVC double glazed window, rear aspect.

Bathroom 1.93 m x 1.50 m (6'4" x 4'11")

White suite comprising bath with a wall mounted shower above in situ, tiled surround. Pedestal wash basin. Low flush WC. Radiator. Vinyl flooring. Frosted UPVC double glazed window, rear aspect.



Outside

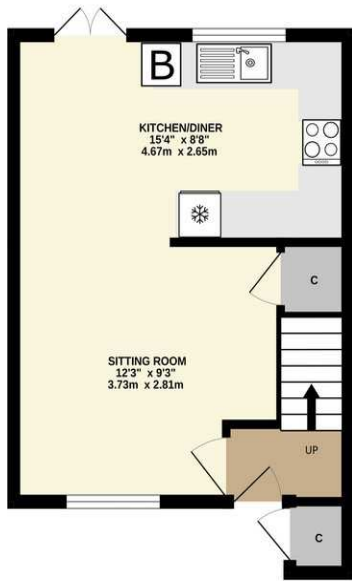
To the rear there is an enclosed garden that comprises of a paved patio area that extends the width of the home. Outside tap. Outside lights. Lawn area. Decked seating area. The garden is bounded by fencing & hedging, timber gate provides side access from the drive.

To the front there is a lawn area. Concrete path leads to the front door, entrance canopy above. Outside store. To the side of the house there is a concrete drive that provides off road parking.

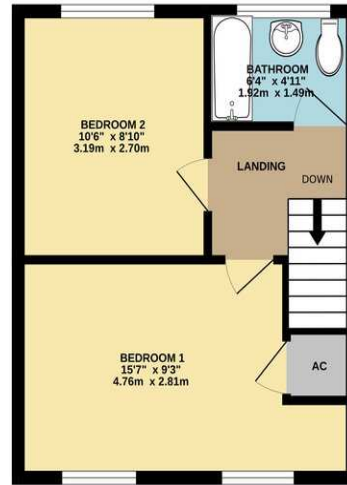


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GROUND FLOOR



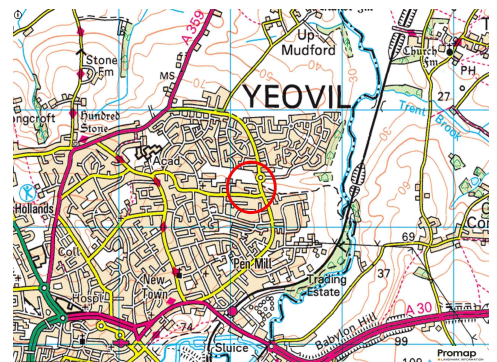
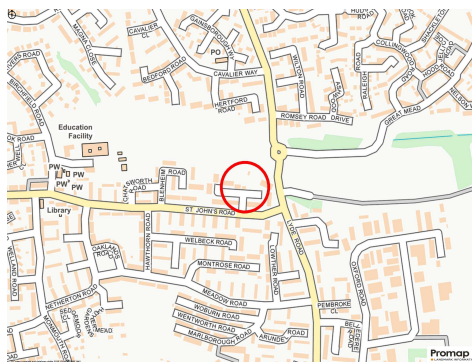
1ST FLOOR



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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 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

Material Information in compliance with the Digital Markets, Competition and Consumers Act 2024.

Material Information applicable in all circumstances

- *Council Tax Band* - B
- *Asking Price* - Guide Price £195,000
- *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* - 2 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, Worcester boiler located in the Kitchen, hot water tank located in the airing cupboard in Bedroom One.
- *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. Restricted Covenants include;- No trade, business or manufacture upon the Property. Property to be used as a single private dwellinghouse only. Not to station or permit on the Property any caravan, tent or other mobile dwelling intended for human habitation. *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 30/04/2026. 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.