



Thatcham Park, Yeovil, Somerset, BA21 3BR

Guide Price £160,000

Freehold

This mature three bedroom end of terrace home is now in need of improvement and is offered to the market with no forward chain. Occupying a corner plot the house offers accommodation including an entrance hallway with WC, kitchen and a sitting-Dining Room whilst on the first floor the landing provides access to two double bedrooms, a single room and the family bathroom. There are front and rear gardens along with a garage located in a block. The property is situated in a popular residential location close to schools and shops.

 **LACEYS**
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48 Thatcham Park, Yeovil, Somerset, BA21 3BR



- Three Bedroom Home
- End Of Terrace
- No Forward Chain
- Warm Air Heating
- Double Glazed
- Downstairs WC
- Front, Side & Rear Garden
- Garage In a Block

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

As you enter the property you are greeted with an entrance hallway which has a folding door opening to a WC and a door opening to an inner hallway. Stairs provide access to the first floor. There is a ceiling light point.

WC

A folding door from the hallway opens to the WC.

Inner Hallway

The inner hallway opens to the living-dining room and a door which opens to the kitchen.

Sitting-Dining Room 4.85 m x 4.41 m (15'11" x 14'6")

A spacious room with a feature fireplace and inset electric fire which extends to both sides. Large Double glazed sliding doors with side light windows open to the rear garden. There is a ceiling light point and the warm air boiler.

Kitchen 3.10 m x 3.09 m (10'2" x 10'2")

Fitted with a selection of wall and base units with drawers and work surface above. There is a sink with mixer tap conveniently situated under the front facing double glazed window. There is a gas cooker and space for three appliances.

Landing

Doors open to all three bedrooms, the airing cupboard and family bathroom. Access is available to the loft (not inspected). There is a ceiling light point.

Bedroom One 3.75 m x 2.69 m (12'4" x 8'10")

A good size double bedroom with a built in wardrobe. There is a double glazed window overlooking the rear garden and a ceiling light point.

Bedroom Two 3.11 m x 2.89 m (10'2" x 9'6")

The second bedroom is also a comfortable double room with a built in cupboard. A double glazed window overlooks the front of the property and there is a ceiling light point.

Bedroom Three 2.75 m x 2.13 m (9'0" x 7'0")

A single room with a double glazed window overlooking the rear garden and a ceiling light point.

Bathroom

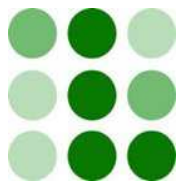
Fitted with a panel enclosed bath with telephone style mixer tap with shower attachment, a low level WC and a vanity wash basin with mixer tap. There is a shaver point, enclosed ceiling lamp and a wall mounted electric fan heater. An obscured double glazed window overlooks the front of the property.

Outside

To the front and side of the property there are a selection of mature shrubs and trees whilst to the rear the garden has been designed with ease of maintenance in mind and is mainly laid to shingle with a selection of mature shrubs and trees. There is gated rear access and a shed.

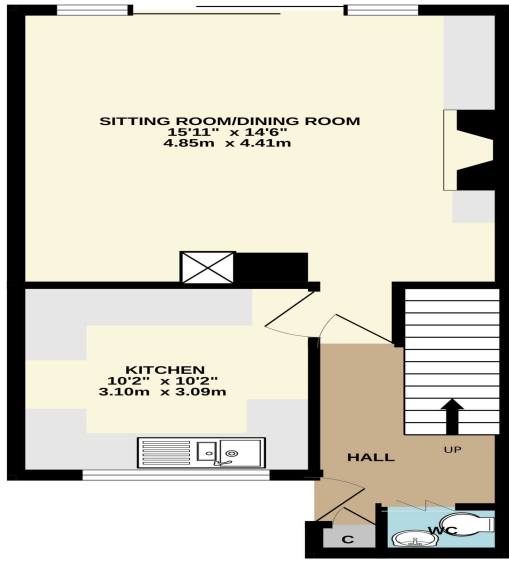
Garage

Located in a block is a single garage.

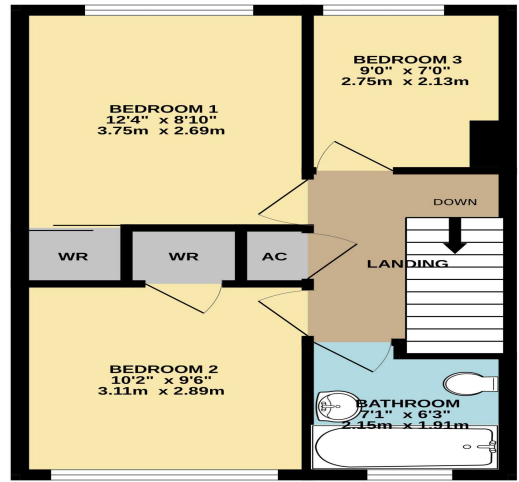


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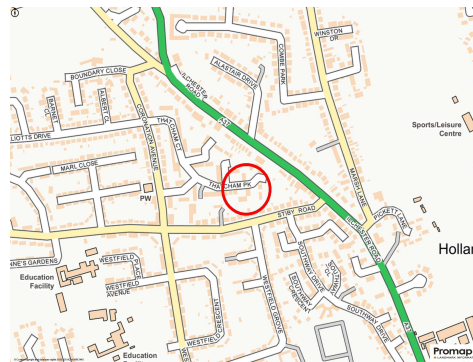
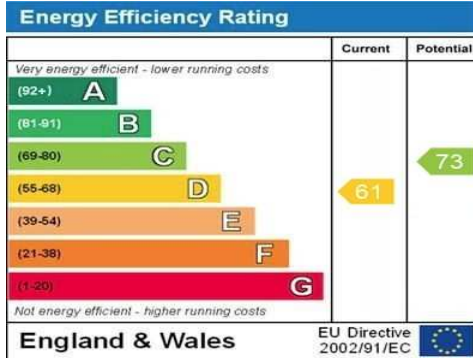
GROUND FLOOR



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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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 £160,000
- 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 -End Of Terrace 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 -Warm Air Heating
- 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 - Single Garage Located in a Block

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 -It is likely that there will be restrictions/covenants. As the property is un-registered we would recommend you review the deeds with 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 (defined as the chance of flooding each year as less than 0.1%) and LOW RISK from Surface Water (defined as the chance of flooding as between 0.1% and 1% each year)
- 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) -D

Please Note

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.

Other Disclosures

Please note that the sellers are not familiar with the property so as a buyer you will have to reply on your own inspection and surveys.

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 03/10/2025. 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.

Please Note

No tests have been undertaken of any of the services and any intending purchasers/tenants should satisfy themselves in this regard. Laceys 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 Laceys 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 Laceys 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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