



Harbin Close, Yeovil, Somerset, BA21 5FS

Guide Price £365,000

Freehold

A very well presented and well proportioned four bedroom detached family home set in a popular residential location. The home benefits from gas central heating, UPVC double glazing, cloakroom, utility room, modern kitchen/breakfast room, en-suite to main bedroom, enclosed rear garden, handy home office/studio and off road parking. Internal viewing is a must to fully appreciate this home.

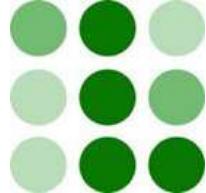


12-14 Hendford, Yeovil, Somerset, BA20 1TE

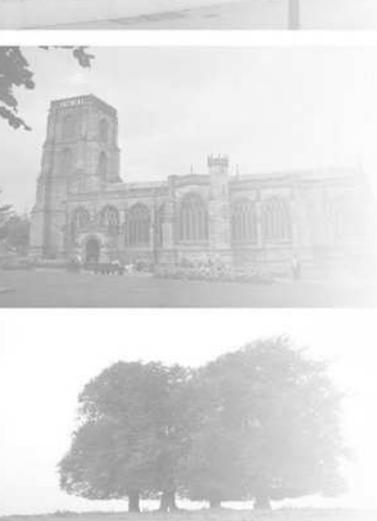
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## 15 Harbin Close, Yeovil, Somerset, BA21 5FS



- A Very Well Presented & Well Proportioned Four Bedroom Detached Family Home
- Popular Residential Location
- En-Suite To Main Bedroom
- Modern Kitchen/Breakfast Room
- Gas Central Heating & UPVC Double Glazing
- Utility Room & Cloakroom
- Very Handy Home Office/Studio
- Enclosed Rear Garden
- Off Road Parking
- Internal Viewing Is A Must To Fully Appreciate This Home



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. Deluxe Vinyl Flooring. Built in understairs cupboard. Stairs up to the Landing. Doors to Cloakroom, Lounge & Kitchen/Breakfast Room.

#### **Cloakroom**

Comprising low flush WC. Pedestal wash basin. Radiator. Deluxe vinyl flooring. Frosted UPVC double glazed window, side aspect.

#### **Lounge 4.83 m x 4.27 m (15'10" x 14'0")**

Two radiators. TV point. UPVC double glazed window, front aspect.



#### **Kitchen/Breakfast Room 7.19 m x 3.43 m (23'7" x 11'3")**

Modern well fitted Kitchen comprising an inset single drainer, single sink unit with mixer tap (instant hot water tap), tiled surround and rolltop worksurface with a good range of cupboards & drawers below. Built in double oven, five ring gas hob with extractor above. Recess for dishwasher, plumbing in place. Recess for upright fridge/freezer. Wall mounted cupboards. Space for table & chairs. Deluxe vinyl flooring. Inset ceiling spotlights. Two radiators. UPVC double glazed window, rear aspect. UPVC double glazed, double opening doors to the Rear Garden. Door to the Utility Room.

#### **Utility Room**

Built in rolltop worksurface with a cupboard below. Recess for washing machine, plumbing in place. Recess for tumble dryer. Wall mounted cupboards, one houses the Glow Worm boiler. Extractor fan. Deluxe vinyl flooring. Frosted UPVC double glazed window, side aspect.



#### **Landing**

Hatch to loft space. Doors to all Four Bedrooms & the Family Bathroom.

#### **Bedroom One 3.76 m x 3.30 m (12'4" x 10'10")**

Radiator. UPVC double glazed window, front aspect. Door to the En-Suite shower room.



#### **En-Suite Shower Room**

Modern Shower Room comprising double width shower cubicle with a wall mounted shower, over sized head and tiled surround. Vanity sink unit. Low flush WC. Heated towel rail. Extractor fan. Deluxe vinyl flooring. Shaver point. Inset ceiling spotlights.

#### **Bedroom Two 3.84 m x 3.38 m (12'7" x 11'1")**

Radiator. UPVC double glazed window, rear aspect.



#### **Bedroom Three 3.73 m x 2.74 m (12'3" x 9'0")**

Radiator. UPVC double glazed window, rear aspect.

#### **Bedroom Four 3.33 m x 2.11 m (10'11" x 6'11")**

Radiator. Built in overstairs storage cupboard. UPVC double glazed window, front aspect.

#### **Family Bathroom**

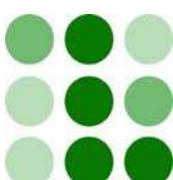
White suite comprising bath with mixer tap, tiled surround. Pedestal wash basin. Low flush WC. Vinyl flooring. Radiator. Inset ceiling spotlights. Extractor fan. Frosted UPVC double glazed window, side aspect.

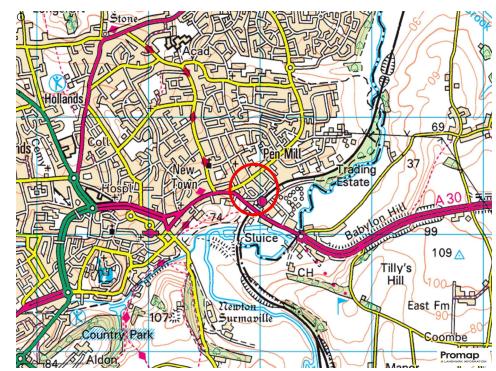
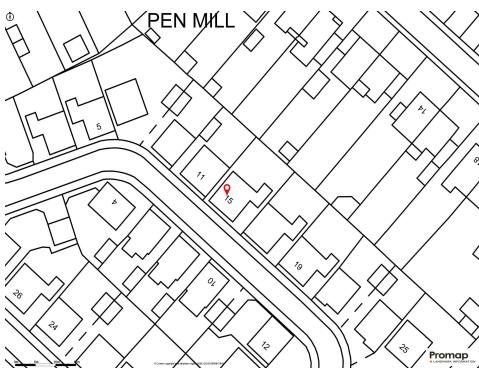
#### **Outside**

To the rear there is an enclosed garden area that has been landscaped and comprises of a paved patio area that extends the width of the home, outside light, outside tap, steps down to a further paved patio area. Lawn area. Gravelled section. Raised flowerbeds to one side. The garden is bounded by fencing with a timber gate providing side access from the front.

Also from the rear garden there is access to the back half of the Garage which has been converted to a very handy Home Office/Studio - Power & lighting in situ, laminate flooring, UPVC doors to the rear garden.

To the front there are some gravelled sections. Entrance canopy above the front door. Outside light. To the side of the house a paved drive provides off road parking and access to the front half of the Garage which provides handy storage space. Electric charging point on the side wall. Outside light.





#### 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**

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

### **Material Information applicable in all circumstances**

- *Council Tax Band* - E
- *Asking Price* - Guide Price £365,000
- *Tenure* - Freehold
- *Estate Charge* - £440 p/a
- *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* - 4 Bedroom 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, on a meter.
- *Sewerage* - Mains
- *Heating* - Gas Central Heating, Glow Worm boiler located in the Utility Room
- *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:- Property only to be used as a single private dwelling. No trade or business. No animals may be kept on the Property except a reasonable number of common domestic pets. Not to keep or park on the Property or any Visitor Parking Space any boat, lorry, trailer, caravan, horse box, house on wheels, motorhome or unroadworthy vehicle. \*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 ) - TBC*

## **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 13/02/2026. 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.