



Shelley Close, Abbey Manor Park, Yeovil,
Somerset, BA21 3TX.

Guide Price £200,000

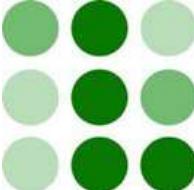
Freehold

A two bedroom terraced house set on the ever popular Abbey Manor Park development in a tucked away position, within easy reach of local amenities. The house benefits from gas central heating, UPVC double glazing, conservatory, enclosed rear garden, garage and off road parking. No Onward Chain.



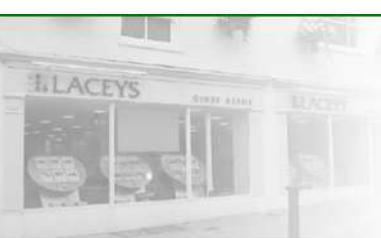
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36 Shelley Close, Abbey Manor Park, Yeovil, Somerset, BA21 3TX

- A Two Bedroom Terraced Home
- Popular Abbey Manor Park Development
- Tucked Away Position, Close To Local Amenities
- Gas Central Heating
- UPVC Double Glazing
- Conservatory
- Enclosed Rear Garden
- Garage & Off Road Parking
- No Onward Chain
- Good Opportunity For First Time Buyer(s)



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

UPVC double glazed front door to the Entrance Hall.

Entrance Hall

Inset Hessian doormat. Phone point. Radiator. Vinyl flooring. Arched throughway to the Kitchen. Door to the Lounge.



Kitchen 2.46 m x 2.41 m (8'1" x 7'11")

Comprising inset stainless steel single drainer, 1 1/2 bowl sink unit with mixer tap, tiled surround and rolltop worksurface with cupboards & drawers below. Built in oven & hob with extractor above. Recess for washing machine, plumbing in place. Space for upright fridge/freezer. Wall mounted cupboards. Wall mounted Worcester combi boiler. Spotlights. Vinyl flooring. UPVC double glazed window, front aspect.

Lounge 5.11 m x 3.63 m (16'9" x 11'11")

Two radiators. Phone point. TV point. Laminate flooring. Stairs up to the Landing. Double glazed sliding patio doors to the Conservatory.



Conservatory 3.02 m x 2.57 m (9'11" x 8'5")

UPVC double glazed Conservatory. Vinyl flooring. UPVC double glazed double opening doors to the Rear Garden.

Landing

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



Bedroom One 3.63 m x 3.00 m (11'11" x 9'10")

Radiator. Built in double fronted wardrobe. UPVC double glazed window, rear aspect.

Bedroom Two 3.51 m x 2.11 m (11'6" x 6'11")

Radiator. Two built in storage cupboards. UPVC double glazed window, front aspect.

Bathroom 2.31 m x 1.47 m (7'7" x 4'10")

White suite comprising bath with wall mounted shower over, tiled surround. Pedestal wash basin. Low flush WC. Heated towel rail. Extractor fan. Vinyl flooring. Wall mounted light/shaver point. Frosted UPVC double glazed window, front aspect.



Outside

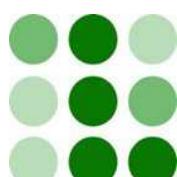
To the rear there is an enclosed paved garden, couple of cultivated areas. The garden is bounded by fencing.

To the front there is a garden area that is laid with chippings, paved path to the front door, entrance canopy above. Outside light. Outside tap.

Opposite the home there is a garage in a block (end one), with off road parking in front of the garage.

Agents Notes

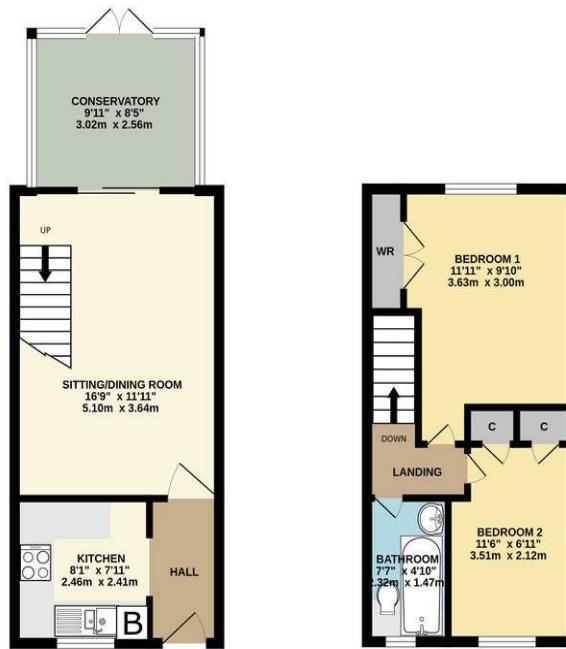
Under Section 21 of the Estate Agency Act 1979, and the Estate Agents Undesirable Practice Order 1991, it is hereby confirmed that someone connected with Laceys Yeovil Limited has a personal interest in the sale of this property.



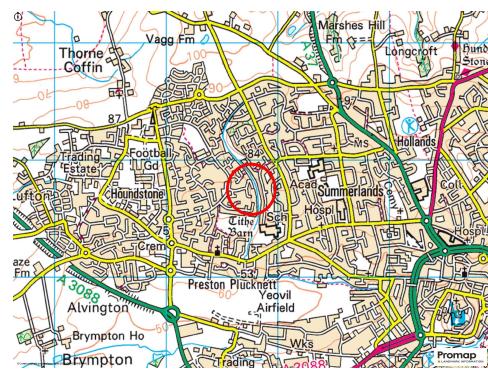
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GROUND FLOOR
365 sq ft. (33.9 sq.m.) approx.

1ST FLOOR
204 sq ft. (26.4 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
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 errors, omissions or inaccuracies. The floorplan is for illustrative purposes only and is not to scale. It is not intended for planning purposes. The services, systems and appliances shown have not been tested and no guarantee is given. Made with Metrolinx 02025			
(92+)	A		90
(81-91)	B		75
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



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 £200,000
- *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 Terraced 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 combi boiler located in the kitchen that also heats the hot water.
- *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* - Garage in a block (end one) & off road parking in front of the 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* - We'd recommend you review the Title/deeds of the property with your solicitor. Restricted Covenants include:- Property to be used as a private dwelling only. *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 29/10/2025. 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.