



Clifton Close, Yeovil, Somerset, BA21 5LB

Guide Price £195,000

Freehold

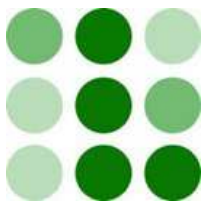
This newly decorated three bedroom terraced home is situated in a popular residential location and is available with no forward chain. The accommodation includes a porch, sitting/dining room, fitted kitchen, rear hallway and a ground floor cloakroom whilst on the first floor there are two double bedrooms, a single bedroom and the family bathroom which offers both a shower and a bath. Outside there are low maintenance front and rear gardens and there is a single garage.

 **LACEYS**
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10 Clifton Close, Yeovil, Somerset, BA21 5LB



- Three Bedroom Home
- No Forward Chain
- Front & Rear Gardens
- Night Storage Heating
- Double Glazed
- Garage
- Fitted Kitchen
- Downstairs WC

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:

Porch

As you enter the property you are greeted with a porch which provides the perfect space to kick off shoes and hang coats. There is a light and a door which opens to the sitting/dining room.

Sitting/Dining Room 5.74 m x 3.96 m (18'10" x 13'0")

A spacious room with a double glazed window overlooking the front of the property, a door opening to the porch with a side light window alongside, a night storage heater and two ceiling light points. A door opens to the rear hallway and an opening leads to the kitchen



Kitchen 2.68 m x 2.47 m (8'10" x 8'1")

Fitted with a selection of wall, base and drawer units with work surfaces above. There is space for an electric cooker with glass splash back and space is also available for a washing machine. The stainless steel sink with mixer tap is positioned under the rear facing double glazed window. There is spot lighting and an opening which leads to the rear hallway.

Rear Hallway

Doors open to the sitting/dining room, cloakroom and rear garden. An opening leads to the kitchen and there is an understairs storage cupboard. There is a night storage heater and a ceiling light point.

Cloakroom

Fitted with a close coupled WC and a wall hung wash basin. There is a useful area for storage, a rear facing double glazed window, a night storage heater and spot lighting.



Landing

Doors open to all three bedroom and the bathroom. There is a ceiling light point and access is available to the loft.

Bedroom One 3.93 m x 2.63 m (12'11" x 8'8")

A double room with a night storage heater and a ceiling light point. A double glazed window overlooks the front of the property.

Bedroom Two 3.05 m x 3.04 m (10'0" x 10'0")

A double room with a front facing double glazed window, a wall mounted electric heater and a ceiling light point.



Bedroom Three 2.82 m x 2.62 m (9'3" x 8'7")

The third bedroom is a reasonable size with a rear facing double glazed window, a wall mounted electric heater and a ceiling light point.

Bathroom

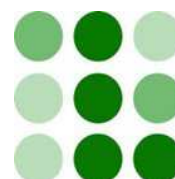
The fully tiled bathroom includes a panel enclosed bath, separate shower, pedestal wash basin and a low level WC. There is a wall mounted mirror fronted cabinet, shelving, an extractor fan, an enclosed ceiling lamp, a rear facing obscured double glazed window and an airing cupboard with hot water cylinder.

Outside

The front garden is mainly laid to patio with a gate providing access whilst to the rear a central pathway leads to gated rear access with newly seeded lawn either side. There is a small wooden shed and a water butt.

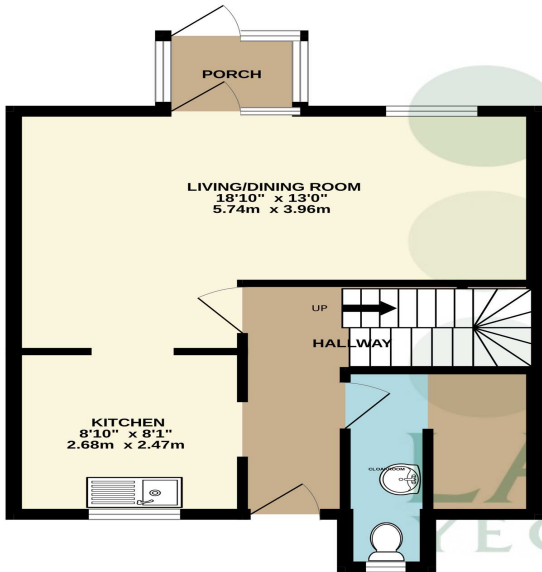
Garage

Single garage located to the front of the property with up and over door.

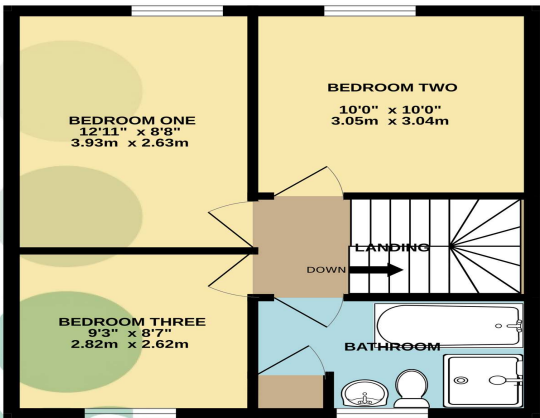


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GROUND FLOOR
438 sq.ft. (40.7 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.

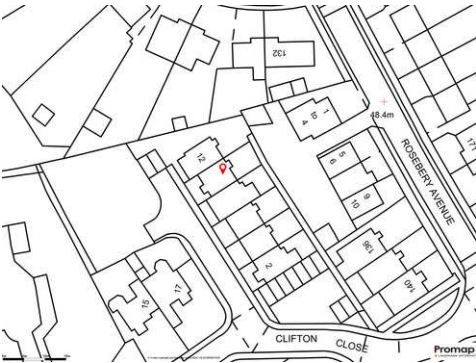
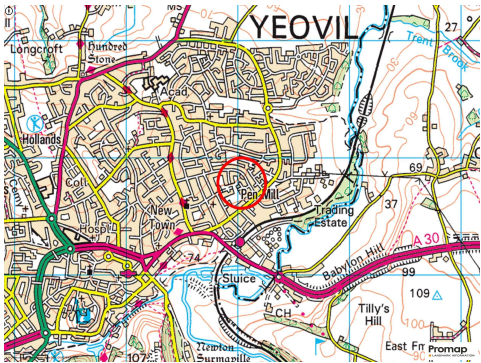


TOTAL FLOOR AREA : 848 sq.ft. (78.7 sq.m.) approx.

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		84 B
69-80	C		
55-68	D	57 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. 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 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.

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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 - 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 - 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-metered
- Sewerage - Mains
- Heating - Electric Mostly Night Storage and Rointe wall mounted heaters.
- 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 - Single Garage Located at the front of the property.

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 for any illegal immoral or improper purpose. Not to do or permit or suffer to be done in or upon the property hereby conveyed or any part thereof any act or thing which may be a nuisance damage or annoyance to the society or the owner or occupier of any adjoining or neighbouring property. Not to use the garage for any purpose other than that of storing one private motor vehicle only and not to carry out any repairs therein. No radio television or musical instrument shall be played in such a manner as to cause nuisance or annoyance to the occupiers of adjoining or neighbouring properties or so as to be audible outside the property between hours of 11pm and 7.30am. More covenants in place please refer to your conveyancer.

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 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) -D

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 16/06/2026. 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.