

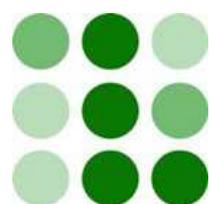


Crofton Avenue, Yeovil, Somerset, BA21 4DL

Guide Price £210,000

Freehold

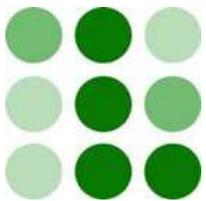
A well proportioned three bedroom, two reception room end of terrace family home set in this convenient location, close to local amenities. The home benefits from gas central heating, UPVC double glazing, additional ground floor wet room, enclosed rear garden and off road parking. Also the added benefit of No Onward Chain.

 **LACEYS**
YEOVIL LTD



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

Tel: 01935 425115 Email: info@laceysyeovil.co.uk



23 Crofton Avenue, Yeovil, Somerset, BA21 4DL



- A Well Proportioned Three Bedroom End Of Terrace Home
- Two Reception Rooms
- Convenient Location, Close To Amenities
- Gas Central Heating
- UPVC Double Glazing
- Additional Ground Floor Wet Room
- 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 Comprising

Frosted UPVC double glazed front door to the Entrance Hall.

Entrance Hall

Radiator. Built in understairs cupboard. Tiled floor. Stairs up to the Landing. Doors to the Lounge & Kitchen.

Lounge 4.24 m x 3.91 m (13'11" x 12'10")

Built in fireplace with tiled hearth, brick surround. Radiator. TV point. Raised skirting. Cornicing. UPVC double glazed window, front aspect.



Kitchen 3.84 m x 1.98 m (12'7" x 6'6")

Comprising inset stainless steel sink with mixer tap, tiled surround and rolltop work surface with cupboards & drawers below. Recess for cooker, extractor above. Recess for washing machine, plumbing in place. Integrated dishwasher. Integrated fridge. Space for fridge/freezer. Wall mounted cupboards. Tiled floor. Trail of spotlights. UPVC double glazed door to the rear garden. Door to the Dining Room.



Dining Room 3.86 m x 3.43 m (12'8" x 11'3")

Built in fireplace, brick hearth. Radiator. Phone point. Laminate flooring. Coved ceiling. UPVC double glazed window, rear aspect, window seat in situ. Door to the Ground Floor Wet Room.

Ground Floor Wet Room 2.84 m x 1.47 m (9'4" x 4'10")

Comprising walk in shower, wall mounted shower in situ, tiled surround. Wall mounted vanity unit. Low flush WC. Inset ceiling spotlights. Non slip flooring. Frosted UPVC double glazed window, rear aspect.



Landing

Hatch to loft space. Coved ceiling. UPVC double glazed window, side aspect. Doors to all three Bedrooms & the Bathroom.

Bedroom One 3.66 m x 3.38 m (12'0" x 11'1")

Radiator. Coved ceiling. UPVC double glazed window, front aspect.

Bedroom Two 3.86 m x 3.23 m (12'8" x 10'7")

Built in ornamental fireplace. Radiator. Built in double fronted cupboard. Picture rail. UPVC double glazed window, rear aspect.

Bedroom Three 2.75 m x 2.41 m (9'0" x 7'11")

Radiator. Coved ceiling. UPVC double glazed window, rear aspect.

Bathroom 2.29 m x 1.98 m (7'6" x 6'6")

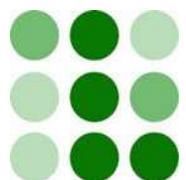
White suite comprising bath with mixer tap shower attachment, tiled surround. Coupled vanity sink unit and low flush WC. Heated towel rail. Built in airing cupboard. Vinyl flooring. Coved ceiling. Frosted UPVC double glazed window, front aspect.



Outside

To the rear there is an enclosed garden, comprising of two paved patio areas over split levels. The upper section is split by walling. There is also a shed/store to the top section. The garden is bounded by walling & fencing. A timber door provides rear access to the store room which also houses the combi boiler.

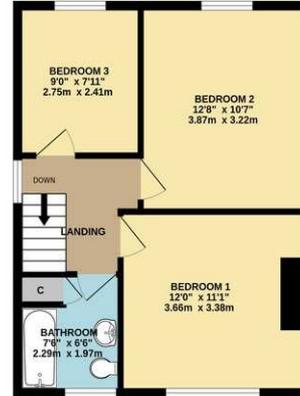
To the front there is an undercover driveway. Sliding upwards door provides access to the store.



GROUND FLOOR
657 sq.ft. (61.0 sq.m.) approx.

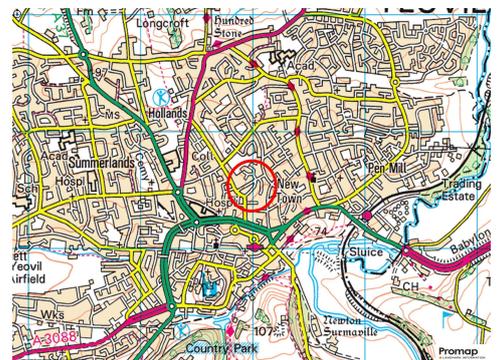
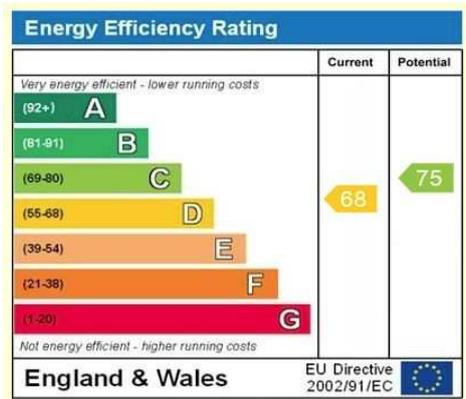


1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA: 1093 sq.ft. (101.5 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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Please Note

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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 £210,000
- *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* - 3 Bedroom End 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, not on a meter.
- *Sewerage* - Mains
- *Heating* - Gas Central Heating, combi boiler located in the storage shed 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* - 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* - An "Article 4 Direction" (A4D) in planning law is a mechanism that allows a local council to remove certain permitted development rights for a specific area or property. This means that developments which would normally be permitted without needing planning permission, such as minor alterations or changes of use, now require a planning application and permission from the council. We'd recommend you review the Title/deeds of the property with 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) - 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 17/9/2025. 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.