Barnet Close, Yeovil, Somerset, BA21 3NT

Guide Price £230,000

Freehold

A three bedroom, two reception room semi-detached home set in this popular & convenient location, close to local amenities. The home does require some updating but already benefits from gas central heating, double glazing, nice sized enclosed rear garden, garage and off road parking. No Onward Chain.

LACEYS YEOVIL LTD

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The Property Ombudsman

2 Barnet Close, Yeovil, Somerset, BA21 3NT

- A Three Bedroom Semi-Detached Home
- Two Reception Rooms
- Popular & Convenient Location
- Close To Local Amenities
- Updating Required
- Gas Central Heating
- Double Glazing
- Nice Sized Enclosed Rear Garden
- Garage
- Off Road Parking
- No Onward Chain

www.rightmove.co.uk
www.primelocation.co.uk
www.zoopla.co.uk

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
Frosted UPVC double glazed front door to the Entrance Hall.

Entrance Hall
Radiator. Phone point. Built in understairs cupboard. Laminate flooring. Doors to Lounge, Dining Room & Kitchen.

Lounge 4.22 m x 3.28 m (13'10" x 10'9")
Radiator. TV point. UPVC double glazed window, front aspect.

Dining Room 3.20 m x 2.97 m (10'6" x 9'9")
Radiator. Double glazed sliding patio doors to the Rear Garden.

Kitchen 3.53 m x 2.46 m (11'7" x 8'1")
Comprising inset stainless steel single drainer, single sink unit with mixer tap, rolltop worksurfaces with cupboards & drawers below. Recess for cooker. Recess for washing machine, plumbing in place. Space for upright fridge/freezer. Wall mounted cupboards. Laminate flooring. Two UPVC double glazed windows, both rear aspects. Frosted UPVC double glazed door to Outside.

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

Bedroom One 4.17 m x 2.87 m (13'8" x 9'5")
Radiator. UPVC double glazed window, front aspect.

Bedroom Two 3.20 m x 3.07 m (10'6" x 10'1")
Radiator. Built in storage cupboard. UPVC double glazed window, rear aspect.

Bedroom Three 2.82 m x 1.98 m (9'3" x 6'6")
Radiator. UPVC double glazed window, front aspect.

Bathroom 1.90 m x 1.68 m (6'3" x 5'6")
White suite comprising bath with mixer tap shower attachment, tiled surround. Pedestal wash basin. Low flush WC. Radiator. Frosted UPVC double glazed window, rear aspect.

Outside
To the rear there is a nice sized enclosed rear garden comprising of a hardtstanding area across the back of the home. Lawn area with various shrubs in situ. The garden is bounded by fencing, side access available.

To the front a driveway provides off road parking for 2-3 vehicles & access to the **Garage 4.59m (15'1") x 2.43m (8')** - Up & over door. the boiler is also located in the Garage. The front is bounded by walling.

https://www.laceysyeovil.co.uk
info@laceysyeovil.co.uk

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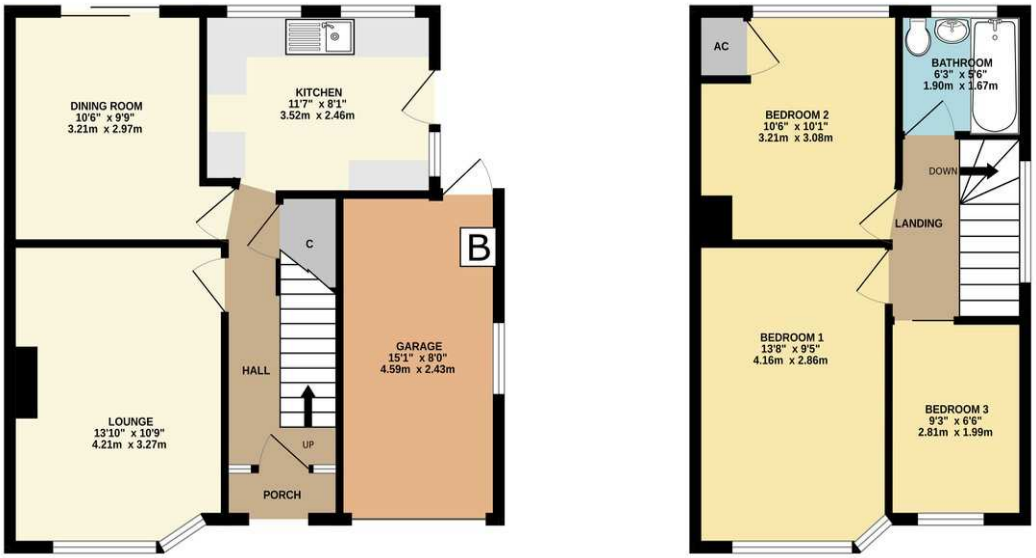
GROUND FLOOR
556 sq.ft. (51.7 sq.m.) approx.

1ST FLOOR
397 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA : 953 sq.ft. (88.5 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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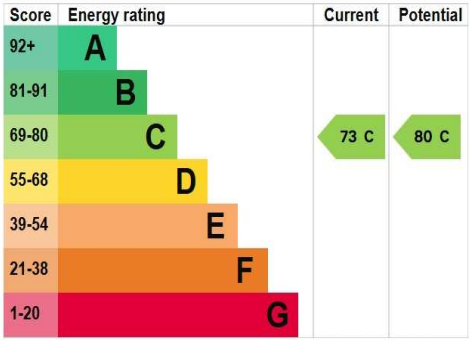

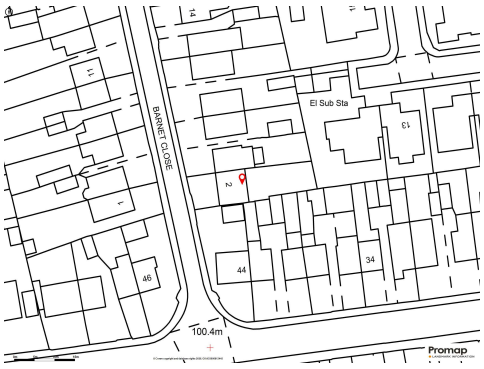

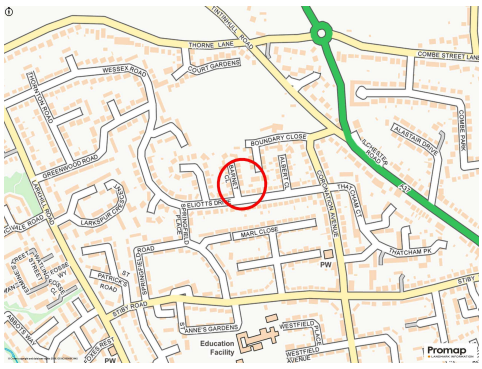

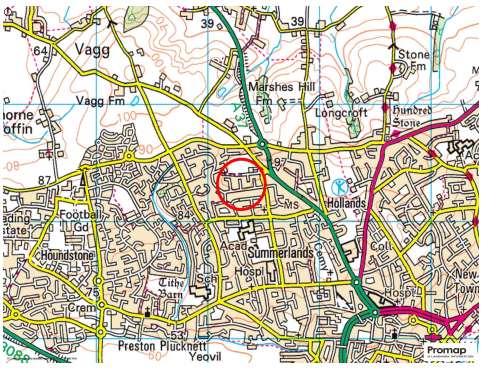

Please Note
No tests have been undertaken of any of the services and any intending purchasers/tenants should satisfy themselves in this regard. Laceys Yeovil Ltd for themselves and for the vendor/landlord of this property whose agents they are, give notice that,(i)these particulars do not constitute 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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Material Information

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

Material Information applicable in all circumstances

- *Council Tax Band* - C
- *Asking Price* - Guide Price £230,000
- *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.gove.uk/calculate-stamp-duty-land-tax
- *Other fees/Disbursements payable* - Conveyancer's will change 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 Semi-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
- *Sewerage* - Mains
- *Heating* - Gas Central Heating, boiler located in the Garage.
- *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 & 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.
- *Rights and Easement*s - 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

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.

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 03/06/2026. 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.