



3 x Flats. (Freehold) 201 St. Michaels Avenue,
Yeovil, Somerset, BA21 4LS

Guide Price £150,000

Freehold

A rare opportunity to acquire a detached freehold building which has been turned into three individual flats. On the ground floor there is a one bedroom flat with a studio flat alongside whilst on the first floor and accessed via an external staircase there is a further one bedroom flat. There is a front garden, parking, further parking area to the rear and an area of lawn. Offered for sale with no forward chain. Please note that the properties are individually council taxed banded and we believe that the property is likely only suitable for cash buyers only or those with specialised finance.



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

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



Flat 3, 201 St. Michaels Avenue, Yeovil, Somerset,
BA21 4LS



- Detached Freehold Building Arranged as Three Flats
- In Need Of Modernisation
- No Forward Chain
- Gardens
- Parking
- Popular Residential Location

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:

Flat One

Ground Floor Flat - Comprises - Entrance Hall, Lounge, Kitchen, Bedroom & Shower Room.

UPVC Double Glazing & Electric Heating.

Flat Two

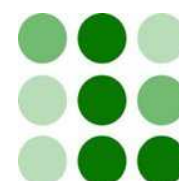
First Floor Flat - Comprises - Entrance Hall, Lounge, Kitchen, Bedroom & Shower Room.

UPVC Double Glazing & Electric Heating.

Flat Three

Ground Floor Studio Flat - Comprises - Lounge/Bedroom, Kitchen & Bathroom.

UPVC Double Glazing & Electric Heating.

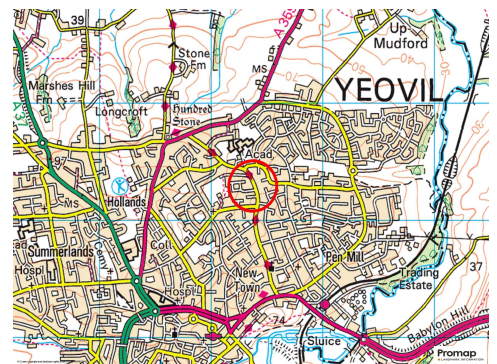
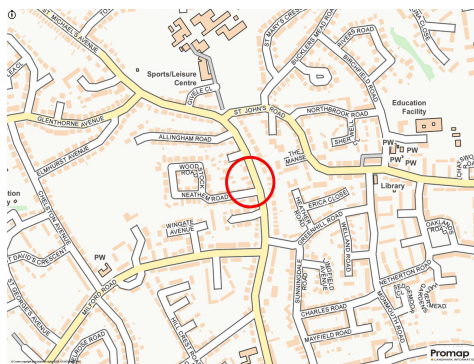


GROUND FLOOR
635 sq.ft. (59.0 sq.m.) approx.

1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 1069 sq.ft. (99.3 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.
 Made with Metropix ©2026



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 applicable in all circumstances

Material Information

In compliance with the Digital Markets, Competition and Consumers Act 2024

Material Information applicable in all circumstances

- Council Tax Band - Flat 1- Band A, Flat 2 - Band A, Flat 3-Band A
- Asking Price - Guide Price £150,000
- 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 - Detached (Arranged as 3 flats)
- Property Construction - Traditional
- Number And Types Of Rooms - Please see floorplan, all measurements being maximum dimensions provided between internal walls.
- Electricity Supply - Mains
- Water Supply - Mains
- Sewerage - Mains
- Heating - Electric Heating, Night Storage Heaters/Panel 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 - Parking to Front & Rear

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- We'd recommend you review the Title/deeds of the property with your solicitor.

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. 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) - Flat 1 - D, Flat 2 - E, Flat 3 - D,

Please Note

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. The property being sold forms part of a larger title. We hold exact plans in the office as to what is being sold. The driveway to the left of the property will be being retained with a right of access being granted and an expectation to contribute towards ongoing maintenance.

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 30/01/2026. However, such information could change after compilation of the data, so Lacey's cannot be held liable for any changes post compilation or any accidental errors or omissions. Furthermore, Lacey's 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.