

Guide Price £294,000

Yew Tree Close, Yeovil, Somerset, BA20 2PB

This well presented reverse level house is situated in a sought after location close to a local primary school, parade of shops, supermarkets and Leonardo Helicopters. The property has been well cared for and much improved by the current owners including significant energy efficiency expenditure on solar panels, batteries and the benefit of an EV charging point. Entering at ground level an entrance hallway, cloakroom, sitting room and modern fitted kitchen/dining room can be found whilst on the lower floor there are three bedrooms and the family bathroom. At the lowest level there is a generous extra reception room which enjoys a pleasant outlook and direct access to the rear garden.

LACEYS YEOVIL LTD

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

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

The Property Ombudsman



63 Yew Tree Close, Yeovil, Somerset, BA20 2PB







- Reverse Level Detached Home
- EPC- ‘A’ Rated
- Offered For Sale With No Forward Chain
- Stunning Views Over Yeovil Town
- Kitchen/Dining Room With Built In Appliances
- Cloakroom
- Modern Family Bathroom
- Two Double Bedrooms & A Single Room
- Lower Ground Floor Extra Reception Room Opening To The Garden
- Large Rear Garden
- Gas Central Heating, Double Glazed, Owned Solar Panels, Batteries and an EV Charging point.

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 425115.**

The **ACCOMMODATION** comprises:

Hallway
Upon entering the property you are greeted with an entrance hallway which has doors opening to the cloakroom, sitting room and kitchen/dining room. A further door opens to a storage cupboard and stairs lead to the middle floor landing. There is recessed spot lighting and a double glazed window on the half landing.

Cloakroom
Fitted with a concealed cistern WC and a small vanity wash basin with mixer tap. There is a radiator, a front facing obscured double glazed window and a ceiling light point.

Sitting Room 4.97 m x 3.77 m (16'4" x 12'4")
The sitting room enjoys a great outlook over Yeovil town through the two double glazed windows. A wood burner effect gas fire provides a nice focal feature to the room. There is a ceiling light point, a radiator and a built in storage cupboard.

Kitchen/Dining Room 4.99 m x 3.77 m (16'4" x 12'4")
Fitted with an excellent selection of wall, base, drawer and pan drawer units with solid wood work surfaces above. There is an inset hob with extractor hood above and built in appliances include an oven, microwave and dishwasher. There is space for a washing machine (at one time was built in with door if needed) and the one and a quarter sink with mixer tap is positioned under one of the two rear facing double glazed windows. There is ample space for a dining table and chairs with recessed spot lighting, a radiator and a deep cupboard which houses the Ideal gas fired combination boiler.

Middle Floor Landing
Doors open to all three bedrooms, the family bathroom and storage cupboard. There is recessed spot lighting, a radiator and stairs to the bottom floor lobby which has a door into a cupboard beyond which there is the basement/storage (limited head height). A door opens to the garden room (extra reception room)

Bedroom One 3.71 m x 3.19 m (12'2" x 10'6")
Currently arranged as an office this double room has a rear facing double glazed window, a radiator and a ceiling light point.

Bedroom Two 3.68 m x 2.90 m (12'1" x 9'6")
The second bedroom is also a comfortable double room with a rear facing double glazed window, a radiator and a ceiling light point.

Bedroom Three 2.63 m x 1.95 m (8'8" x 6'5")
A single room with a rear facing double glazed window, a radiator and recessed spot lighting.

Family Bathroom
The well equipped family bathroom is fitted with a P-shaped bath with screen to side and shower above and a concealed cistern WC with vanity sink unit alongside. There is an obscured rear facing double glazed window, recessed spot lighting, a heated towel rail and an extractor fan.

Garden Room (extra reception room) 6.35 m x 2.93 m (20'10" x 9'7")
Added in 2018 the garden room with living roof provides the perfect space to enjoy the lovely outlook over the rear garden. Suitable for a variety of purposes this extra room would make a perfect snug, office, entertaining space or children's play room with direct access to the rear garden. Double glazed windows face the side and rear with patio doors opening to the garden.

Outside
Prior to entering the property there is driveway parking with an up and over door leading to the single garage which houses the solar panel batteries. There is also an electric car charging point. The mature rear garden offers plenty of variety and interest with a generous patio perfect for al-fresco dining with planted beds, an area of lawn and a water feature. The lower part of the garden has been partitioned off with fencing and a gate, behind which there is a 'wild' area which includes a previously used badger set. Whilst the sellers are aware of visiting badgers passing through the garden they believe that the set, whilst there, hasn't been active for approximately two years, however we would recommend any incoming purchaser carries out their own inspection.

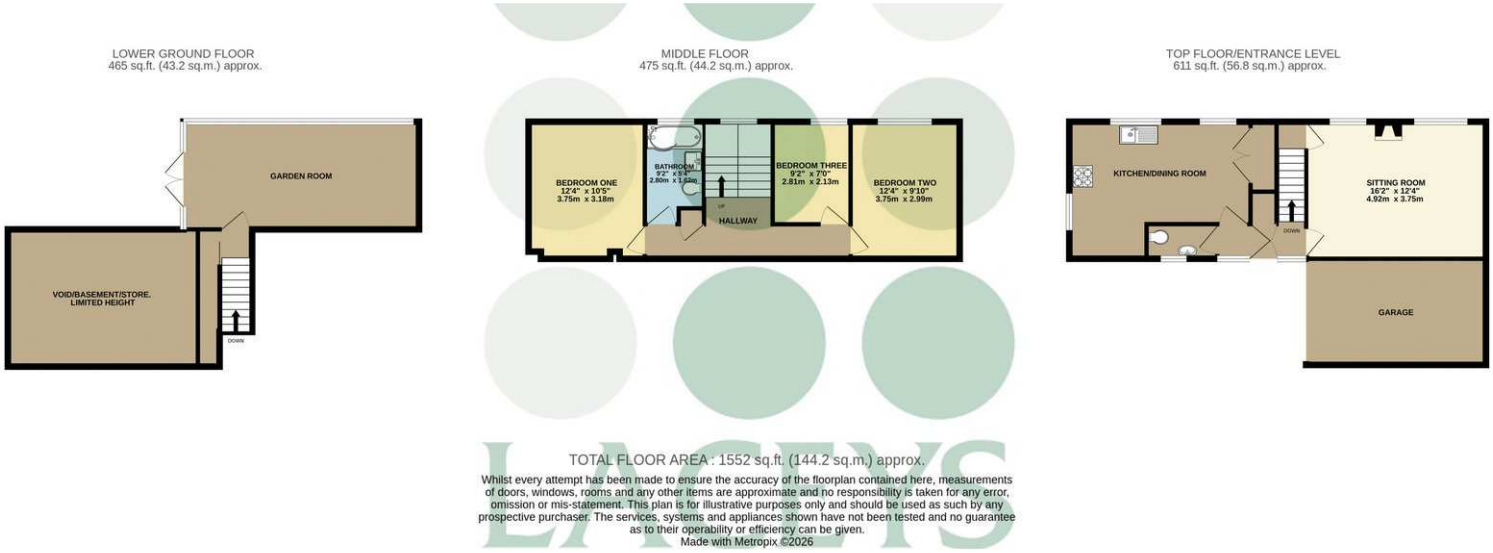




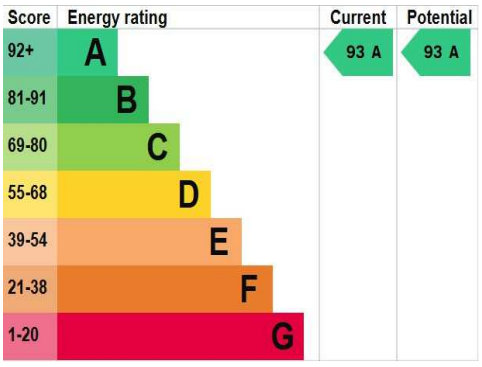




63 Yew Tree Close, Yeovil, Somerset, BA20 2PB

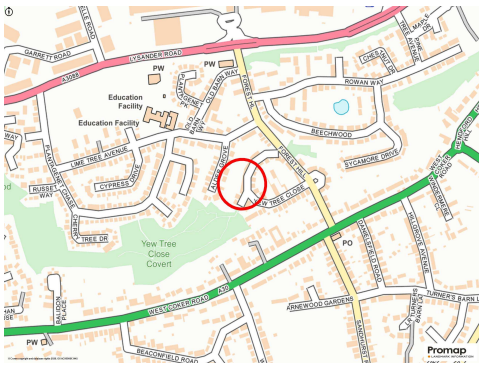


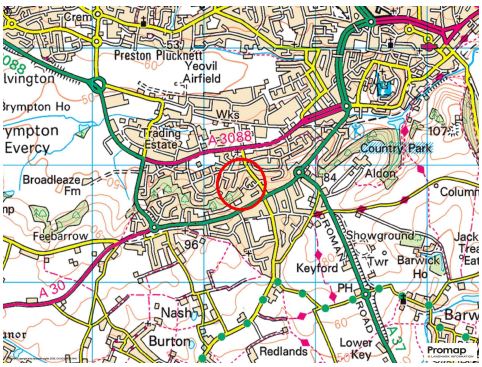












Please Note
No tests have been undertaken of any of the services and any intending purchasers/tenants should satisfy themselves in this regard. Laceys Yeovil Ltd for themselves and for the vendor/landlord of this property whose agents they are, give notice that,(i)these particulars do not constitute 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
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
In compliance with the Digital Markets, Competition and Consumers Act 2024

Material Information applicable in all circumstances
· Council Tax Band - D
· Asking Price - Guide Price £294,000
· 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 Reverse Living 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- Solar Panels Installed & Owned with Battery Storage and an EV charging point.
· Water Supply - Mains-metered
· Sewerage - Mains
· Heating - Gas Central Heating
· Broadband - Please refer to Ofcom website. https://www.ofcom.org.uk/phones-telecoms-and-internet/advicefor-consumers/advice/ofcom-checker.
· Mobile Signal/Coverage - Please refer to Ofcom website. https://checker.ofcom.org.uk/en-gb/mobile-coverage.
· Parking - Driveway Parking & 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 are not aware of any significant restrictions however we would recommend taking advice from your solicitor.
We'd recommend you review the Title/deeds of the property with your solicitor.
· More covenants in place refer to your solicitor.

Rights & Easements
· 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. Not to use the property hereby transferred other than that of a single private dwellinghouse and garage and not to divide the same into flats and so that no trade business or manufacture shall be set up or carried on thereon. Not to keep any pigs poultry or other livestock.

Material Information that may or may not apply continued
· 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) -A

Other Disclosures
Listed Status- Not Listed
Article 4 Area- No
Conservation Area- No

This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor, on the 6/10/2026. 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.

No other Material disclosures have been made by the Vendor.