

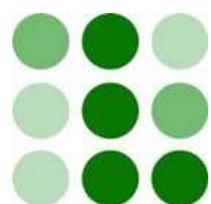


Hospital Lane, South Petherton, Somerset, TA13 5AR

Guide Price £150,000

Freehold

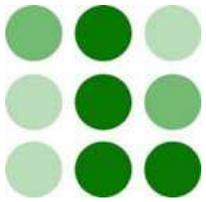
**This mature three bedroom ex-authority property is situated on the edge of this popular village, is now in need of modernisation and is offered for sale with no forward chain. The property sits on a generous corner plot with good size front and rear gardens. The accommodation includes an entrance lobby, sitting room, kitchen, rear lobby, ground floor bathroom and WC whilst upstairs there are three bedrooms.**

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1 Hospital Lane, South Petherton, Somerset, TA13 5AR



- End Of Terrace House Requiring Modernisation
- Offered For Sale With No Forward Chain
- Large Front & Rear Gardens
- Partial Electric Heating/Open Fire
- Popular Village Location
- Three First Floor Bedrooms
- Ground Floor Bathroom

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:

#### **Lobby**

Upon entering the property you are greeted with a lobby which has a door opening to the sitting room and stairs providing access to the first floor. There is a ceiling light point.

#### **Sitting Room 4.14 m x 4.01 m (13'7" x 13'2")**

A large double glazed window overlooks the front of the property. There is an open fire with tiled surround and hearth, open shelving, a ceiling light point and two wall mounted electric heaters.

#### **Kitchen 5.00 m x 2.08 m (16'5" x 6'10")**

Fitted with a selection of wall and base units with drawers and work surfaces above. There is space for an electric cooker and fridge/freezer. There is an inset stainless steel sink which is positioned under the rear facing window. There is a walk in under stairs cupboard, two ceiling light points, a night storage heater and a wall mounted electric heater. A door opens to the rear lobby.

#### **Rear Lobby**

Doors open to the bathroom, WC, side garden and storage cupboard. There is a ceiling light point.

#### **Bathroom**

Fitted with a bath and sink. There is an obscured window to the side, a wall mounted electric fan heater and a ceiling light point.

#### **WC**

Fitted with a WC. There is an obscured window to the side and a ceiling light point.

#### **First Floor Landing**

Doors open to all three bedrooms. There is a window to the side and access is available to the loft.

#### **Bedroom One 5.01 m x 2.95 m (16'5" x 9'8")**

A good size double room with a large window overlooking the front of the property and a ceiling light point.

#### **Bedroom Two 3.24 m x 2.43 m (10'8" x 8'0")**

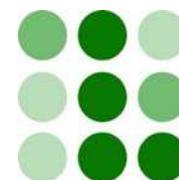
Positioned at the rear of the property a window overlooks the rear garden and there is a ceiling light point.

#### **Bedroom Three 2.50 m x 2.33 m (8'2" x 7'8")**

A single room with a window overlooking the rear garden and a ceiling light point.

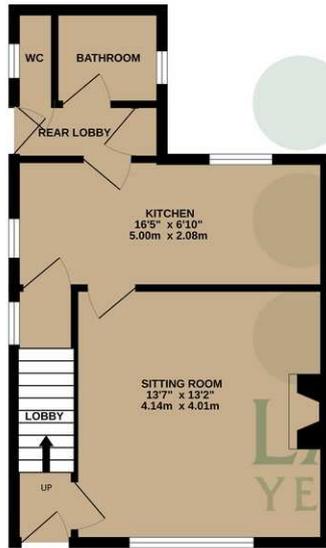
#### **Outside**

The property sits on a corner plot with lawn and mature hedges to the front and side. Between the front and rear garden there is a shared path with which the neighbour has a right of access across, beyond which there is a generous rear garden which is mainly laid to lawn. Adjacent to the path there is a solid shed with a wooden shed alongside.

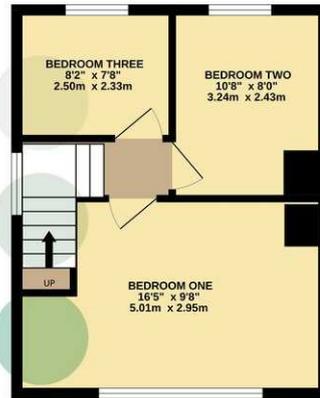


# 1 Hospital Lane, South Petherton, Somerset, TA13 5AR

GROUND FLOOR  
389 sq.ft. (36.0 sq.m.) approx.

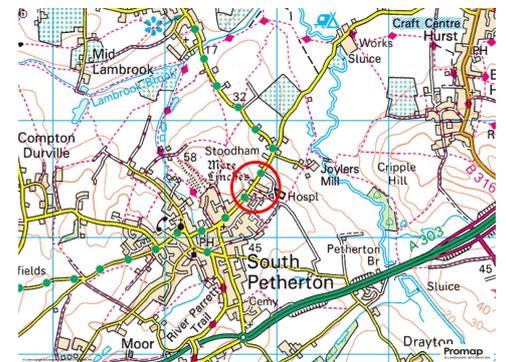


1ST FLOOR  
319 sq.ft. (29.6 sq.m.) approx.



TOTAL FLOOR AREA: 707 sq.ft. (65.7 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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## 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 - B
- 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 - End Of Terrace 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 - Partial Electric Heating (ground floor only) & Open Fire in living room.
- 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 - On Street Parking

### **Material Information that may or may not apply**

· Building Safety - We understand that the single storey bathroom extension was likely added by the local authority in the 1960s (not verified). We were unable to find any planning or building regulation consents in relation to this. It is possible that such records, being of a somewhat historic nature, were never uploaded and/or were deemed permitted development also not requiring building regulation consent at the time. We recommend that you discuss this with your legal advisor.

· Restricted Covenants include; Not to use the premises other than as a single private dwellinghouse. Not to carry on upon the premises any trade or business. Not to station on the premises any caravan tent or other mobile dwelling intended for human habitation. Jointly with the owners for the time being of the land adjoining premises known as 2 Hospital Lane to maintain in good order and repair the footpaths coloured yellow and green on the said plan and to bear one half of the cost of maintaining and repairing each of the said footpaths.

· More covenants in place refer to your solicitor.

### **Material Information that may or may not apply continued**

· Rights and Easements - According to the 1995 conveyance, it would appear that there is a footpath running across the rear of No.1, linking Pitway Hill and No.2 Hospital Lane, has a pedestrian right of way across it benefiting the occupier of No.2 Hospital Lane. There is a shared pathway to the rear of the house prior to the rear garden which is accessed by the adjoining neighbour.

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) -

### **Other Disclosures**

No other Material disclosures have been made by the Vendor. The sellers have not personally inspected the property and therefore are unable to verify these details as correct. If any element is of particular importance to you, please double check when you attend your own viewing.

This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor, on the 16/12/2025. 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.