



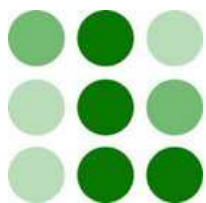
Bricknowle Lodge, St. Michaels Avenue, Yeovil,
Somerset, BA21 4LS

Guide Price £200,000

Freehold

This detached two bedroom bungalow is nicely positioned back from the road and is offered for sale with no forward chain. The accommodation includes a sitting/dining room, fitted kitchen, inner lobby, two bedrooms and a shower room. A long driveway from the road leads through a metal gate to parking with two substantial sheds and an area of lawn.

 **LACEYS
YEOVIL LTD**



Bricknowle Lodge, St. Michaels Avenue, Yeovil,
Somerset, BA21 4LS



- Detached Bungalow
- No Forward Chain
- Electric Heating
- Double Glazed
- Ample Parking
- Large Front Garden
- Non Estate 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:

Sitting/Dining Room 5.59m x 2.62m (18'4" x 8'7")

You enter the property into the sitting/dining room which has a double glazed door with side light window and a further double glazed window which faces the front. There is a ceiling light point, a night storage heater and a gas fire(disconnected). Doors open to the kitchen and inner lobby.

Kitchen 3.63 m x 2.65 m (11'11" x 8'8")

Fitted with a selection of wall, base and drawer units with work surfaces above. The stainless steel sink with mixer tap is positioned under the front facing double glazed window. There is a ceiling light point and access is available to the loft.

Bedroom One 3.09 m x 2.64 m (10'2" x 8'8")

A double bedroom with a fitted wardrobe. A high level obscured double glazed window faces the rear. There is a ceiling light point and a night storage heater.

Bedroom Two 3.13 m x 2.65 m (10'3" x 8'8")

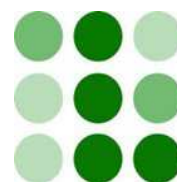
A high level obscured double glazed window faces the rear. There is a ceiling light point, a night storage heater and a disconnected wall mounted gas heater.

Shower Room

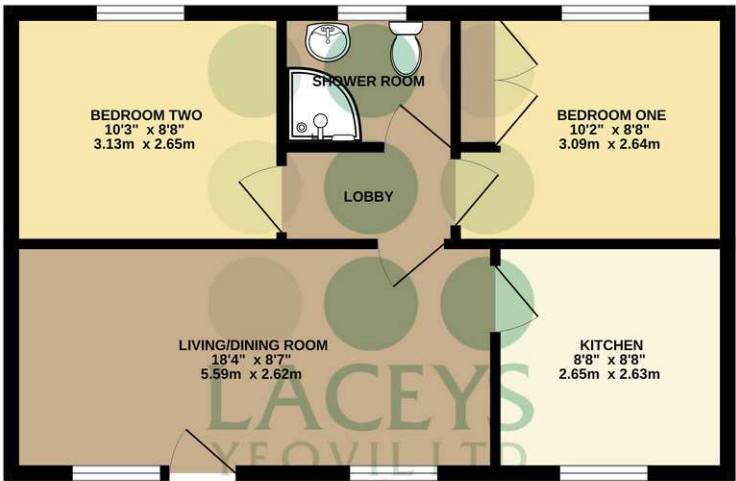
Fully tiled and fitted with a corner shower cubicle with thermostatically controlled shower, a pedestal wash basin and a low level WC. There is a high level obscured double glazed window, an enclosed ceiling lamp and an extractor fan.

Outside

The property is accessed from St. Michaels Avenue over a long driveway for which the neighbouring flats have a right of access- please note the driveway narrows to 2.16 as you approach the property. A metal gate opens to the garden which is mainly laid to lawn with two substantial sheds. There is a good size patio and ample parking.



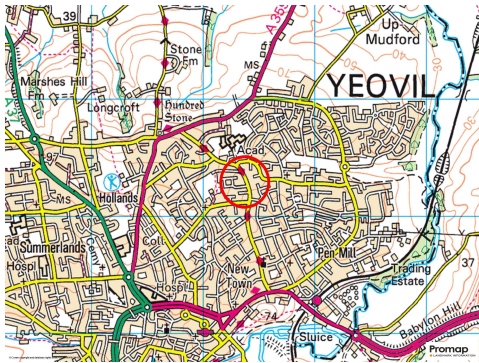
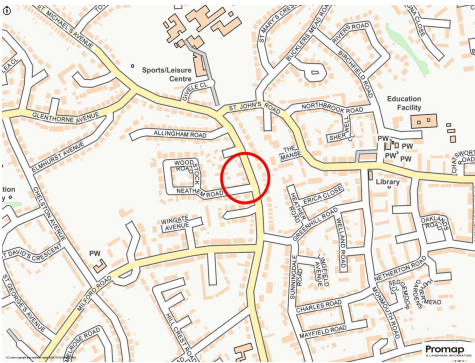
GROUND FLOOR
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA: 467 sq.ft. (43.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



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
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Material Information

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

Material Information applicable in all circumstances

- Council Tax Band - B- There is an improvement indicator listed next to this property which therefore means the Council Tax Band may be reassessed upon sale.
- Asking Price - Guide Price £200,000
- 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 Bungalow
- 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 - Electric Night Storage- Gas Heaters in situ have been disconnected- (previously Calor/bottled gas)
- 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.

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 recommend that you verify this with your conveyancer.

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 at Very Low Risk of river, sea and surface water flooding. 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) -E

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.

This property forms one part of the Freehold Title known as 201 St Michaels Avenue. The vendor will be splitting the Freehold Title prior to exchange of contracts. Please ensure your conveyancer and lender (if applicable) are aware of this at the outset and willing to proceed on this basis.

Other Disclosures

Please note that the entire driveway will be under the ownership of the bungalow with the neighbouring flats having a right of access. The flats will be expected to contribute towards any future upkeep of the driveway.

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 26/05/2026. 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.