

Willow Road, Yeovil, Somerset, BA21 3AN

Guide Price £290,000

Freehold

A well proportioned two bedroom detached bungalow set in this popular residential location. The bungalow benefits from gas central heating, UPVC double glazing, garden room, shower room, nice-sized enclosed rear garden, detached garage and off road parking for multiple vehicles. No Onward Chain.

LACEYS YEOVIL LTD

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

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

The Property Ombudsman



15 Willow Road, Yeovil, Somerset, BA21 3AN







- A Well Proportioned Two Bedroom Detached Bungalow
- Popular Residential Location
- Gas Central Heating
- UPVC Double Glazing
- Garden Room
- Nice Sized Enclosed Rear Garden
- Detached Garage
- Off Road Parking For Multiple Vehicles
- No Onward Chain

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 Porch.

Entrance Porch
Radiator. Tiled floor. Built in double fronted wardrobe. Frosted UPVC double glazed windows, front aspects. Frosted door to the Entrance Hall.

Entrance Hall
Radiator. Built in airing/storage cupboard. Hatch to loft space. Doors to Lounge, Kitchen/Dining Area, both Bedrooms & the Shower Room.

Lounge 6.12 m x 3.48 m (20'1" x 11'5")
Built in fireplace with marble hearth, surround and mantle. Two radiators. TV point. Coved ceiling. Two UPVC double glazed windows, front & side aspects. Glazed door to the Conservatory.

Conservatory 5.31 m x 3.38 m (17'5" x 11'1")
Radiator. Vinyl flooring. UPVC double glazed, double opening doors to the Rear Garden. Further single UPVC door to the Rear Garden. Door to the Kitchen/Dining Area.

Kitchen/Dining Area 5.31 m x 3.38 m (17'5" x 11'1")
Comprising inset stainless steel single drainer, single sink unit with mixer tap, tiled surround and rolltop work surfaces with cupboards & drawers below. Built in oven, grill & hob, extractor above. Recess for washing machine, plumbing in place. Space for upright fridge/freezer. Wall mounted cupboards. Phone point. Space for table & chairs. Wall mounted Worcester combi boiler. Coved ceiling. UPVC double glazed windows, rear aspects.

Bedroom One 3.81 m x 3.12 m (12'6" x 10'3")
Radiator. Built in triple fronted wardrobe. Coved ceiling. UPVC double glazed window, front aspect.

Bedroom Two 2.72 m x 2.69 m (8'11" x 8'10")
Radiator. Coved ceiling. UPVC double glazed window, side aspect.

Shower Room 2.72 m x 1.82 m (8'11" x 6'0")
White suite comprising triple width walk in shower with wall mounted Mira Sport electric shower in situ, panelled surround. Vanity sink unit. Low flush WC. Extractor fan. Radiator. Vinyl flooring. Coved ceiling. Frosted UPVC double glazed window, side aspect.

Outside
To the rear of the property there is a nice sized enclosed rear garden that enjoys good privacy, the garden comprises of a paved patio area. Outside tap. Garden pond. Main lawn area. Gravelled section to the top. Walkway that leads to a timber Summerhouse. The garden is very well stocked with mature plants, shrubs & trees. The garden is bounded by walling & fencing. To one side of the bungalow there is a further enclosed area and a timber gate providing access to the front Wooden door provides side access to the Detached Garage. Further timber gate provides side access from the driveway.

To the front of the property there are slate chipping areas and a paved drive that provides off road parking for multiple vehicles along with access to the Detached Garage. Outside lights. Paved path to the front door. The front area is bounded by walling & fencing.









15 Willow Road, Yeovil, Somerset, BA21 3AN

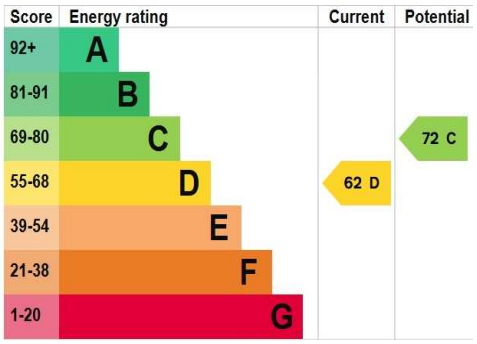
GROUND FLOOR
908 sq.ft. (84.4 sq.m.) approx.



TOTAL FLOOR AREA : 908 sq.ft. (84.4 sq.m.) approx.

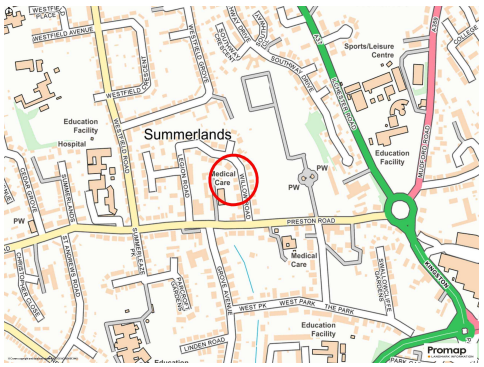
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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

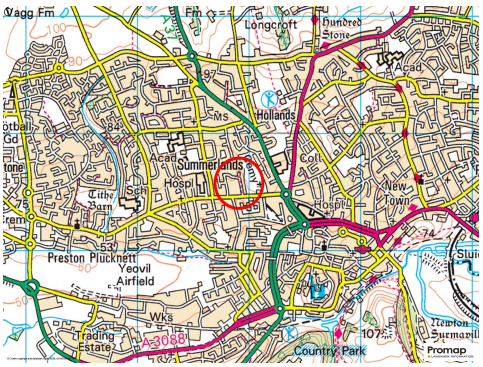












Please Note
No tests have been undertaken of any of the services and any intending purchasers/tenants should satisfy themselves in this regard. Laceys Yeovil Ltd for themselves and for the vendor/landlord of this property whose agents they are, give notice that,(i)these particulars do not constitute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

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 £290,000
- *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* - 2 Bedroom 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, on a meter.
- *Sewerage* - Mains
- *Heating* - Gas Central Heating, Worcester combi boiler located in the Kitchen/Dining Area that also heats the hot water.
- *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* - Detached 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. Restricted Covenants include:- Not at any time to carry on or permit to be carried on any trade or business, property to be used as a private dwellinghouse only. *More covenants in place refer to 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) - D

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 16/11/2026. 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.