



Kenmore Drive, Yeovil, Somerset, BA21 4BG

Guide Price £260,000

Freehold

A very well proportioned three bedroom, two reception room semi-detached home set in this popular & convenient location. The home benefits from gas central heating, UPVC double glazing, cloakroom, enclosed rear garden, garage and off road parking. Also the benefit of No Onward Chain.



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6 Kenmore Drive, Yeovil, Somerset, BA21 4BG

- A Very Well Proportioned Three Bedroom Semi-Detached Family Home
- Two Reception Rooms
- Popular & Convenient Location
- Gas Central Heating
- UPVC Double Glazing
- Cloakroom
- Enclosed Rear Garden
- Garage
- Off Road Parking
- 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 Hall.

Entrance Hall

Radiator. Built in understairs cupboard. Phone point. Coved ceiling. Stairs up to the Landing. Frosted UPVC double glazed window, side aspect. Doors to the Cloakroom, Lounge, Dining Room & Kitchen.

Cloakroom

Comprising low flush WC. Wall mounted wash basin. Radiator. Frosted UPVC double glazed window, front aspect.

Lounge 4.24 m x 3.56 m (13'11" x 11'8")

Built in open fireplace with tiled hearth & surround. Radiator. TV point. Coved ceiling. UPVC double glazed sliding patio doors to the Rear Garden.

Dining Room 3.35 m x 3.27 m (11'0" x 10'9")

Built in open fireplace with tiled hearth & surround. Radiator. Coved ceiling. UPVC double glazed window, front aspect.

Kitchen 3.61 m x 2.08 m (11'10" x 6'10")

Comprising inset stainless steel single drainer, 1 1/2 bowl sink unit with mixer tap, tiled surround and rolltop worksurface with cupboards & drawers below. Recess for cooker. Recess for washing machine, plumbing in place. Space for upright fridge/freezer. Wall mounted cupboards. Breakfast Bar section. Radiator. Vinyl flooring. Coved ceiling. UPVC double glazed window, side aspect. Frosted glazed door to the Rear Porch.

Rear Porch

Glazed door to the Rear Garden.

Landing

Built in airing cupboard which also houses the Worcester combi boiler. Built in storage cupboard. Hatch to loft space. Coved ceiling. UPVC double glazed window, front aspect. Doors to all Bedrooms, Bathroom & Separate WC.

Bedroom One 3.58 m x 3.28 m (11'9" x 10'9")

Built in double fronted wardrobe. Radiator. Coved ceiling. UPVC Double glazed window, rear aspect.

Bedroom Two 3.31 m x 3.30 m (10'10" x 10'10")

Built in double fronted wardrobe. Radiator. Coved ceiling. UPVC double glazed window, front aspect.

Bedroom Three 3.07 m x 2.69 m (10'1" x 8'10")

Radiator. Coved ceiling. UPVC double glazed window, rear aspect.

Bathroom 2.16 m x 1.55 m (7'1" x 5'1")

White bath with tiled surround. Pedestal wash basin. Heated towel rail. Wall mounted electric heater. Coved ceiling. Frosted UPVC double glazed window, side aspect.

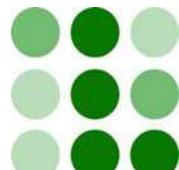
Separate WC

Comprising low flush WC. Frosted UPVC double glazed window, side aspect.

Outside

To the rear there is an enclosed garden comprising of a paved patio area, two lawn sections. Timber garden shed. The garden is bounded by fencing, walling & hedging.

To the front there is a lawn section bounded by flowerbeds. Tarmac hardstanding providing off road parking. A shared drive between the two properties provides access to a Garage - Up & over door.



GROUND FLOOR
494 sq.ft. (45.9 sq.m.) approx.

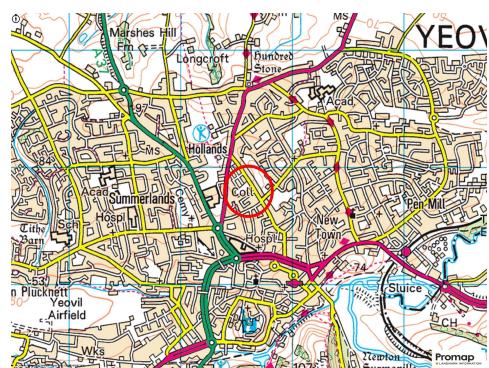
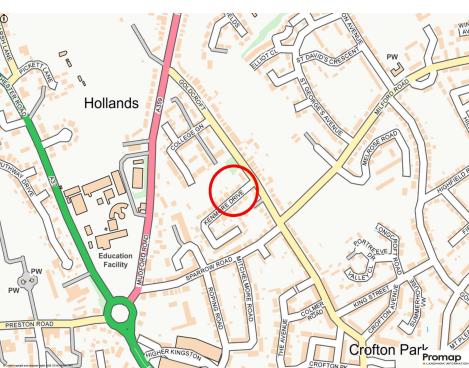
1ST FLOOR
463 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA: 957 sq.ft. (88.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floor plans, all dimensions, 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



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

Material Information in compliance with the Digital Markets, Competition and Consumers Act 2024.

Material Information applicable in all circumstances

- *Council Tax Band* - C
- *Asking Price* - Guide Price £260,000
- *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* - Conveyancer's 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 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* - 3 Bedroom Semi-detached 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, on a meter.
- *Sewerage* - Mains
- *Heating* - Gas Central Heating - Worcester combi boiler located in the airing cupboard which 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* - Garage & Driveway, the driveway that leads to the garage is shared with next door.

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.
- *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.
- *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

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.

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 05/02/2026. 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.