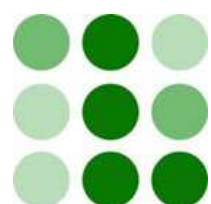




Pengwerne, St. Nicholas Park, Yeovil, BA201SB

Guide Price £475,000

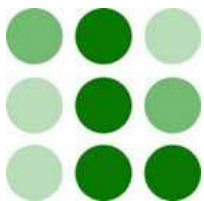
This deceptively spacious detached split level home is situated in a desirable location within the heart of the town and within walking distance of the nearby doctors surgery. Entering the property on the first floor the accommodation includes an entrance hallway which opens to the impressive living space which overlooks the rear garden and has an opening leading to the contemporary fitted kitchen complete with integrated appliances. There are four double bedrooms on this floor, one of which is currently being utilized as a dressing room. The master bedroom benefits from having an en-suite shower room and the modern family bathroom can also be found on this floor. On the lower floor there is access to a sizeable double garage which is currently acting as a games area/cinema style space with a further bedroom complete with a shower. A cloakroom and a well equipped utility room offering access to the garden can also be found on this floor. The property sits on a comfortable plot with ample driveway parking to the front, a good size front garden and a garden to the rear.

 **LACEYS**
YEOVIL LTD



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

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



Pengwerne, St. Nicholas Park, Yeovil, BA201SB



- Split Level Detached Home
- No Forward Chain
- Five Bedrooms (Master With Full En-Suite & Further Bedroom With Shower)
- Contemporary Family Bathroom
- Spacious Living/Dining Room Opening to The Well Equipped Kitchen With Integrated Appliances
- Utility Room
- Additional WC
- Internal Access To Double Garage
- Gardens To Front And Rear
- Driveway Parking

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:

Entrance Hallway

Double doors open into the entrance hallway which provides a pleasant welcome into this interesting home. Doors open to the master bedroom, dressing room, family bathroom and fourth bedroom. There are decorative light fittings and a radiator. Stairs lead to the upper part of the ground floor with a further set of stairs leading to the lower ground floor.

Sitting/Dining Room 7.16 m x 5.79 m (23'6" x 19'0")

A superb light filled space with a feature gas fire providing a nice focal feature with built in low level cabinets either side and open shelving. There is a box bay window overlooking the rear garden and patio doors. There are recessed spot lights and a decorative low hanging lamp in the dining area along with modern tall radiators. A large opening leads to the kitchen.

Kitchen 4.37 m x 3.36 m (14'4" x 11'0")

The kitchen is well equipped offering an excellent selection of units including an entire wall of storage with clever built in storage solutions. There are two built in ovens, a larder fridge and a larder freezer. The undermount sink with mixer tap is situated under the front facing window with a built in dishwasher alongside whilst in the middle of the room there is a large peninsular breakfast bar offering further storage and space for informal dining with a built in induction hob. There is an attractive decorative light fitting and a modern radiator.

Bedroom One 3.15 m x 3.15 m (10'4" x 10'4")

A nice size double room with a door opening to the en-suite shower room. There is a double glazed window overlooking the front of the property, a radiator and a ceiling light point.

En-Suite

The contemporary shower room offers a walk in shower with rainfall style head and screen to side, a wall mounted wash basin with mixer tap and a concealed cistern WC. There is an obscured side facing double glazed window, a heated towel rail and an extractor fan.

Bedroom Two 4.37 m x 3.05 m (14'4" x 10'0")

The second bedroom lies adjacent to the living room and kitchen and is a nice size double room. There is a radiator and a ceiling light point. A large double glazed window overlooks the front of the property.

Bedroom Three 3.04 m x 2.97 m (10'0" x 9'9")

Currently laid out as a dressing and offering a great selection of built in furniture which will remain. There is a rear facing double glazed window, a radiator and spot lighting.

Bedroom Four 2.83 m x 2.64 m (9'3" x 8'8")

A single room/office with a double glazed window facing the rear, a radiator and a ceiling light point.

Family Bathroom

The black and white themed bathroom offers a double ended bath with high rise mixer tap, a concealed cistern WC and a wash basin with mixer tap and vanity unit. There is a large mirror, a decorative lamp with glass shade, a heated towel rail and an obscured rear facing double glazed window.

Lower Ground Floor

A hallway has doors which open to the double garage, WC, bedroom five and the utility room.

Double Garage 7.08 m x 4.36 m (23'3" x 14'4")

The double garage (doors still in place) is currently being used as an (unofficial) games room/cinema space with a selection of built in units and a cupboard which houses the gas fired boiler. There is a radiator and spot lighting.

Cloakroom

Fitted with a concealed cistern WC and a wall hung wash basin with mixer tap. There is a radiator and a side facing double glazed window.

Bedroom Five 4.52 m x 3.83 m (14'10" x 12'7")

A large double room with a rear facing double glazed window, extensive built in wardrobes and a dressing table/desk area with built in drawers. A door opens to the shower room.

Shower Room

Fitted with a shower cubicle with glass screen, electric shower and extractor fan, a pedestal wash basin and a heated towel rail.

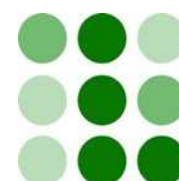
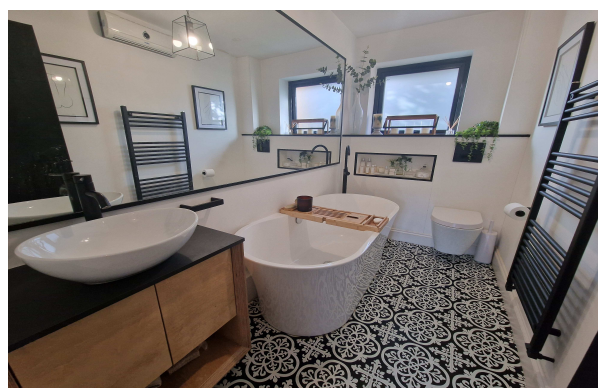
Utility Room 3.83 m x 2.87 m (12'7" x 9'5")

The utility has a traditional feel with plenty of built in storage. On one side there are tall floor to ceiling cupboards with space for a washing machine and tumble dryer with a butler style sink to one end with solid wood work surfaces. On the other side there is a built in fridge/freezer, further storage and counter top along with open shelving. A double glazed window overlooks the rear garden and a door provides access.

Outside

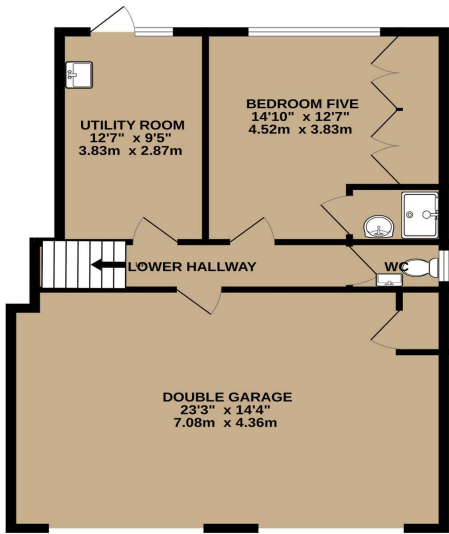
The property sits on a good size plot with ample driveway parking to the front leading to the double garage whilst up the steps leading to the front door there is a mature garden offering elevated views and being laid to shingle and lawn with a good variety of mature shrubs and bushes. The rear garden has a patio and a further area of lawn and is planted with mature shrubs and trees. Gated side access leads to the front.

**** Please note that the front external lift will be removed****



Pengwerne, St. Nicholas Park, Yeovil, BA201SB

LOWER GROUND FLOOR
737 sq.ft. (68.5 sq.m.) approx.



GROUND FLOOR
1250 sq.ft. (116.2 sq.m.) approx.

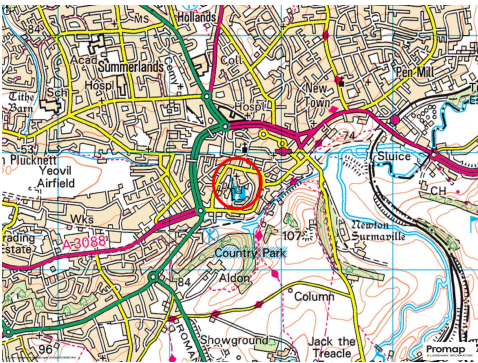
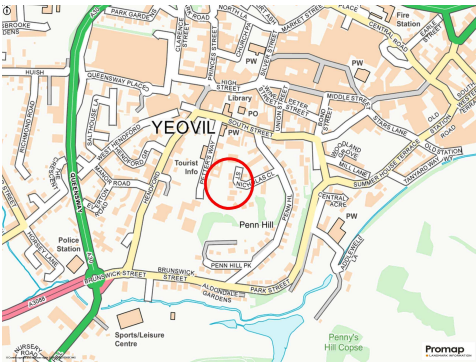
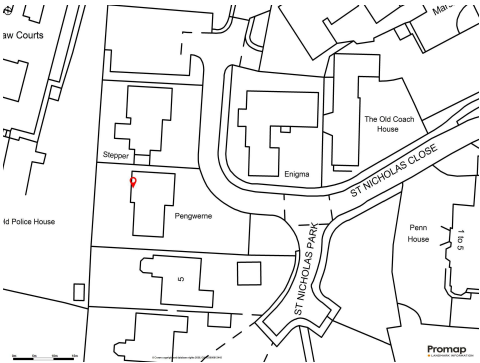


TOTAL FLOOR AREA: 1987 sq.ft. (184.6 sq.m.) approx.

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	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.

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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 - F
- Asking Price - Guide Price £475,000
- 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 Split Level 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-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 & Double 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 -Not to use the property for the carrying on of any trade or business whatsoever nor for any purpose other than for a single private dwellinghouse with garage in the occupation of one family only. Not to keep or station or cause or permit or suffer the stationing on the property of any caravan house on wheels or other vehicle intended for human habitation provided always that the storage of a touring caravan on the property shall not be constructed to be a breach of this covenant. Not to park any lorry van or other commercial vehicle permanently or temporarily (except that a light van used by an occupier of the property)
- We'd recommend you review the Title/deeds of the property with your solicitor.
- More covenants in place refer to your solicitor.

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 considered to be 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) -C

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 06/02/2026. 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.