



Stonyacres, Yetminster, Sherborne, Dorset, DT9 6LT

Guide Price £270,000

Freehold

This two/three bedroom semi-detached bungalow is situated on a good size corner plot and is offered for sale with no forward chain. The accommodation includes an entrance hallway, sitting room with doors opening to the garden, kitchen, two/three bedrooms (one currently being used as a dining room) bathroom and sunroom. The garden offers plenty of variety and interest, ample driveway parking and a double length garage.

 **LACEYS
YEOVIL LTD**



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

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



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- Two/Three Bedroom Semi-Detached Bungalow
- Popular Village Location
- No Forward Chain
- Kitchen
- Bathroom
- Corner Plot With Good Size Garden
- Electric Economy Heating

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

Upon entering the property you are greeted with an entrance hallway which has doors opening to the sitting room, dining room (Bedroom 3), two double bedrooms, kitchen and bathroom. Further doors open to two cupboards one of which houses the immersion tank. There are two ceiling light points and a storage heater.

Sitting Room 5.07 m x 3.64 m (16'8" x 11'11")

A spacious room with a feature fireplace and decorative fire (not in use chimney taken down below roof level) with a low level built in cabinet alongside. Large double glazed sliding doors open to the garden. There is a night storage heater, an enclosed ceiling lamp and a ceiling light point

Kitchen 3.79 m x 2.72 m (12'5" x 8'11")

Fitted with a selection of wall and base units with drawers and work surfaces above. There is a moveable breakfast bar which can be pulled out and used for informal dining and open shelving. The stainless steel sink is conveniently situated under the side facing double glazed window. The electric cooker can remain as can the washing machine and fridge. A door opens to the sun room. There is a storage heater and a strip light.

Dining Room 3.61 m x 2.23 m (11'10" x 7'4")

Originally designed as a third bedroom our clients have opted to use this room as a dining room. A large double glazed window overlooks the front of the property and there extensive fitted cupboards. There is an enclosed ceiling lamp and a storage heater.

Bedroom One 3.64 m x 3.05 m (11'11" x 10'0")

A good size double bedroom offering a fitted wardrobe, night storage heater and a ceiling light point. A double glazed window overlooks the rear garden.

Bedroom Two 3.49 m x 2.85 m (11'5" x 9'4")

A further good size double bedroom with a large double glazed window overlooking the front of the property. There is a fitted wardrobe, a storage heater and a ceiling light point.

Bathroom

Fitted with a panel enclosed bath with mixer tap and shower attachment, a wash basin with vanity unit beneath and a low level WC. There is a side facing obscured double glazed window, enclosed ceiling lamp and a wall mounted fan heater.

Sun Room

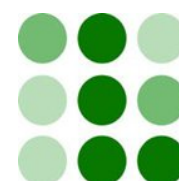
The sun room provides a pleasantly space in which to sit and offers a great selection of low level storage cupboards. There is a door to the front, windows to the side and sliding doors which open to the garden. There is a wall lamp and power point.

Outside

The property sits on a generous corner plot with ample driveway parking to the front with a planted bed alongside. The rear garden offers plenty of variety and interest with an area of lawn which extends to the rear of the property. There are planted beds, an area of shingle, coal storage, a generous patio perfect for al-fresco dining and planted beds.

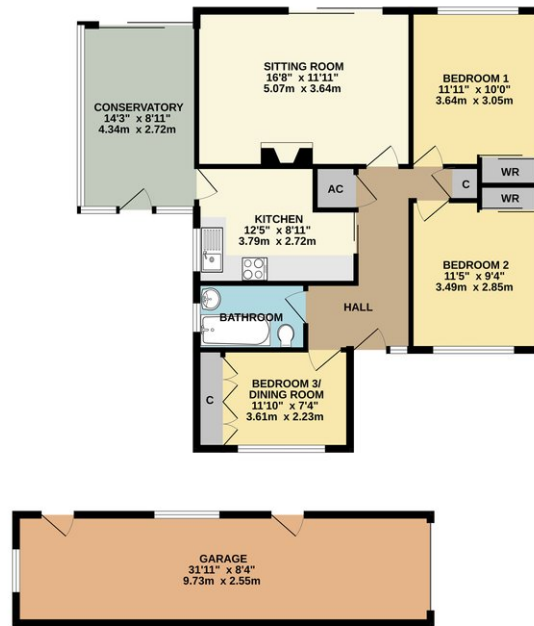
Garage 9.73 m x 2.55 m (31'11" x 8'4")

The tandem length garage has a door to the front and two personal doors and a window to the side. Power and light is connected.



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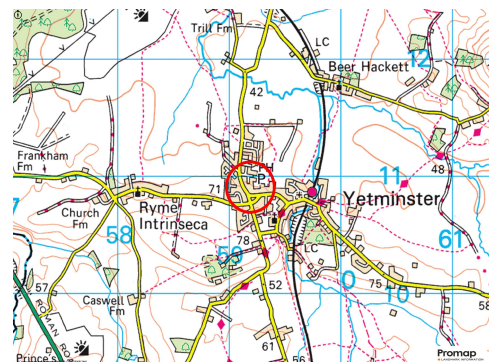
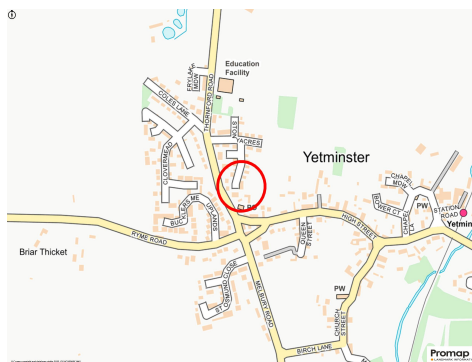
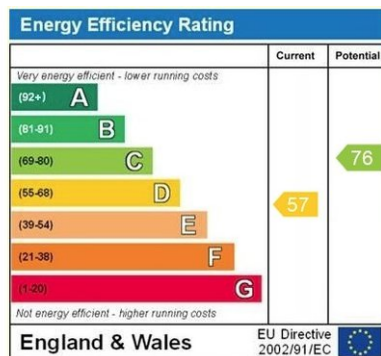
GROUND FLOOR
1168 sq.ft. (108.5 sq.m.) approx.



TOTAL FLOOR AREA : 1168 sq.ft. (108.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other appurtenances 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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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 - C
- Asking Price - Guide Price £270,000
- 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 -Semi-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-metered
- Sewerage -Mains
- Heating -Electric Storage Heaters
- 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 & Tandem Length 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 -No building or other erection shall at any time be erected on the land hereby transferred or any part thereof other than a private dwellinghouse garage greenhouse and the usual out-offices to be used as a single private residence in one occupation only but nothing herein contained shall be deemed to prohibit such private residence also being used as a surgery for a doctor dentist or other similar professional person. No garage shall be used or permitted to be used other than for the garaging of private motor cars.
- 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 & 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) -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 24/09/25. 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.