



Tithe Court, Yeovil, Somerset, BA20 2FL

Guide Price £250,000

Freehold

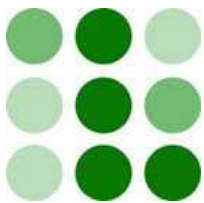
**A well proportioned three bedroom, three storey terraced town house set in a tucked away position in this convenient location. The home benefits from gas central heating, UPVC double glazing, cloakroom, en-suite to main bedroom, enclosed rear garden and off road parking for two vehicles. Also the added benefit of No Onward Chain.**

 **LACEYS  
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## 16 Tithe Court, Yeovil, Somerset, BA20 2FL



- A Well Proportioned Three Bedroom, Three Storey Terraced Town House
- Tucked Away Position, Convenient Location
- Gas Central Heating
- UPVC Double Glazing
- Cloakroom
- En-Suite To Main Bedroom
- Enclosed Rear Garden
- Allocated 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**

Front door to the Entrance Hall.

#### **Entrance Hall**

Radiator. Laminate flooring. Understairs recess. Inset doormat. Phone point. Stairs up to the First Floor Landing. Doors to the Cloakroom & Lounge. Throughway to the Kitchen.

#### **Cloakroom**

Comprising low flush WC. Wall mounted wash basin. Radiator. Laminate flooring.

#### **Lounge 4.81 m x 4.66 m (15'9" x 15'3")**

Two radiators. TV point. UPVC double glazed window, rear aspect. UPVC double glazed, double opening doors to the Rear Garden.

#### **Kitchen 2.96 m x 2.63 m (9'9" x 8'8")**

Comprising inset stainless steel single drainer, single sink unit with mixer tap, rolltop work surfaces with cupboards & drawers below. Built in oven & hob, extractor above. Recess for washing machine, plumbing in place. Space for upright fridge/freezer. Wall mounted cupboards. Wall mounted Ideal Logic boiler, housed in a cupboard. Vinyl flooring. Inset ceiling spotlights. UPVC double glazed window, front aspect.

#### **First Floor Landing**

Built in airing cupboard that houses the hot water tank. Radiator. UPVC double glazed window, front aspect. Doors to Bedrooms Two & Three & the Family Bathroom. Stairs up to the Second Floor Landing.

#### **Bedroom Two 4.69 m x 2.49 m (15'5" x 8'2")**

Radiator. Two UPVC double glazed windows, both rear aspects.

#### **Bedroom Three 3.04 m x 2.68 m (10' x 8'10")**

Radiator. Phone point. UPVC double glazed window, front aspect.

#### **Family Bathroom 2.67 m x 2.14 m (8'9" x 7')**

White suite comprising bath with wall mounted shower over, tiled surround. Pedestal wash basin. Low flush WC. Radiator. Vinyl flooring. Wall mounted light/shaver point.

#### **Second Floor Landing**

Door to Bedroom One.

#### **Bedroom One 5.27 m x 3.28 m (17'3" x 11'9")**

TV point. Phone point. Radiator. Hatch to loft space. UPVC double glazed window, front aspect. Velux window, rear aspect. Door to the En-Suite Shower Room.

#### **En-Suite Shower Room 2.84 m x 1.71 m (9'4" x 5'7")**

Comprising built in shower cubicle with wall mounted shower, tiled surround. Pedestal wash basin. Low flush WC. Radiator. Vinyl flooring. Wall mounted light/shaver point. Extractor fan. Velux window, rear aspect.

#### **Outside**

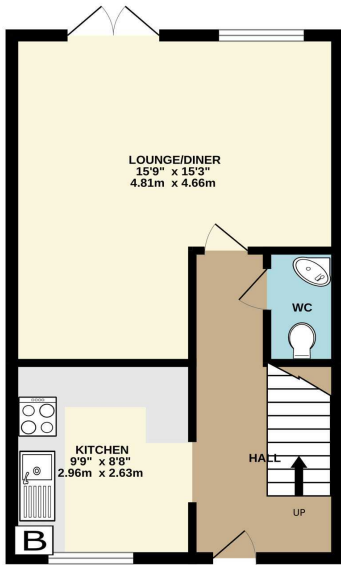
To the rear there is an enclosed garden comprising of a decked area at the lower level, wooden steps up to a gravelled higher section, rockery in between the two tiers. The garden is bounded by fencing.

To the front there is a gravelled garden, path to the front door, canopy above. There is also tandem allocated parking to the front of the home.

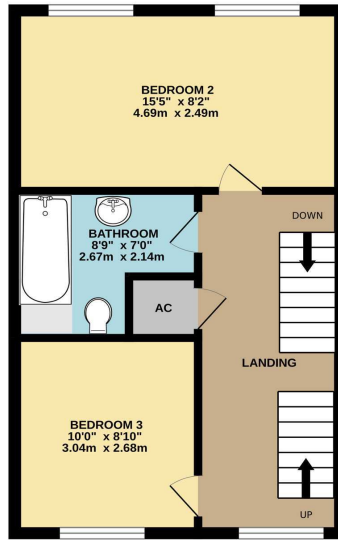


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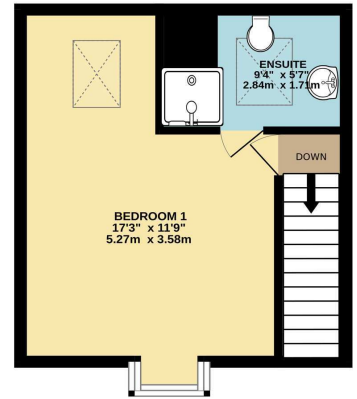
GROUND FLOOR



1ST FLOOR



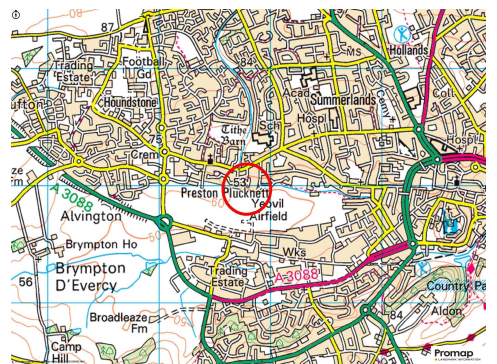
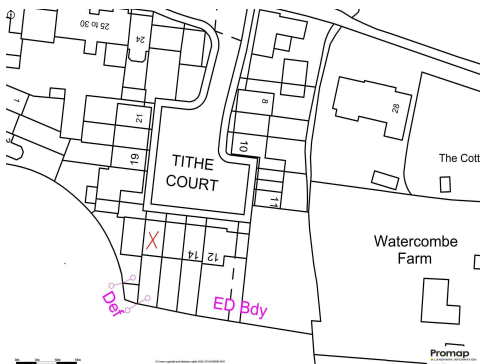
2ND FLOOR



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		84 B
69-80	C	78 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.

**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 £250,000*
- *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 Terraced Town 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*
- *Sewerage - Mains*
- *Heating - Gas Central Heating, Ideal Logic boiler located in the Kitchen, hot water tank located in the airing cupboard on the First Floor Landing.*
- *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 - Allocated.*

### **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;- Property to be used as a single private dwelling only. \*More covenants in place refer to 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 ) - 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 24/03/2026. However, such information could change after compilation of the data, so Lacey's cannot be held liable for any changes post compilation or any accidental errors or omissions. Furthermore, Lacey's 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.