



Longcroft Road, Yeovil, Somerset, BA21 4RR

Guide Price £250,000

Freehold

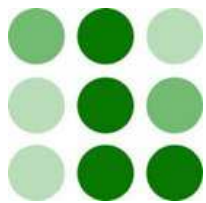
A well presented three bedroom semi-detached family home set in this convenient location close to local amenities. The home benefits from gas central heating, UPVC double glazing, nice-sized enclosed rear garden, garage and off road parking. Also the added benefit of No Onward Chain.

 **LACEYS
YEOVIL LTD**



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

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



8 Longcroft Road, Yeovil, Somerset, BA21 4RR



- A Well Presented Three Bedroom Semi-Detached Family Home
- Convenient Location, Close To Local Amenities
- Gas Central Heating
- UPVC Double Glazing
- Nice Sized 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. Phone point. Coved ceiling. Stairs up to the Landing. Door to the Lounge.

Lounge/Diner 7.14 m x 4.09 m (23'5" x 13'5")

Two radiators. TV point. Built in understairs cupboard that houses the Worcester boiler. Coved ceiling. Two UPVC double glazed windows, front & rear aspects. Door to the Kitchen.

Kitchen 3.06 m x 2.21 m (10'0" x 7'3")

Comprising inset stainless steel single drainer, single sink unit with mixer tap, tiled surround and rolltop worksurface with cupboards & drawers below. Built in oven & hob with extractor above. Recess for washing machine, plumbing in place. Space for an upright fridge/freezer. Wall mounted cupboards. Vinyl flooring. Coved ceiling. UPVC double glazed window, rear aspect, Frosted UPVC double glazed door to the Rear Garden.

Landing

Hatch to loft space. UPVC double glazed window, side aspect. Doors to all Bedrooms & the Bathroom.

Bedroom One 3.94 m x 3.25 m (12'11" x 10'8")

Range of built in bedroom furniture. Built in double fronted wardrobe. Radiator. Coved ceiling. UPVC double glazed window, front aspect.

Bedroom Two 3.15 m x 3.00 m (10'4" x 9'10")

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

Bedroom Three 2.26 m x 2.08 m (7'5" x 6'10")

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

Bathroom 2.49 m x 1.82 m (8'2" x 6'0")

White suite comprising bath with a Mira Go electric shower in situ over, tiled surround. Pedestal wash basin. Low flush WC. Radiator. Built in airing cupboard which houses the hot water tank. Frosted UPVC double glazed window, front aspect.

Outside

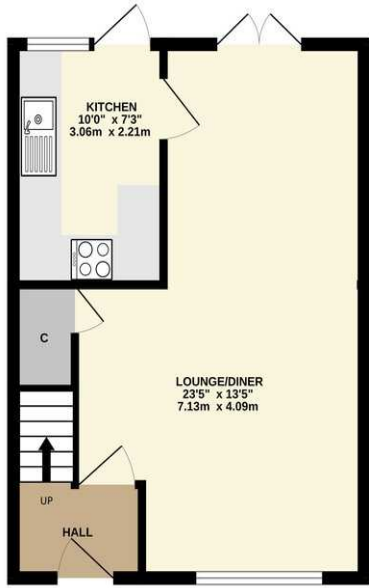
To the rear there is a nice sized enclosed rear garden that comprises of a lawn area, bounded by a gravelled border. Raised flowerbeds to the back. Timber garden shed. Outside tap. The garden is bounded by fencing with an Iron gate providing access from the drive.

To the front there is a lawn area. Tarmac drive provides off road parking and access to the Garage. Paved path leads to the front door.

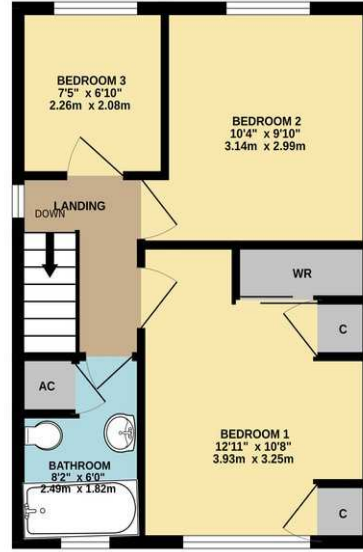


8 Longcroft Road, Yeovil, Somerset, BA21 4RR

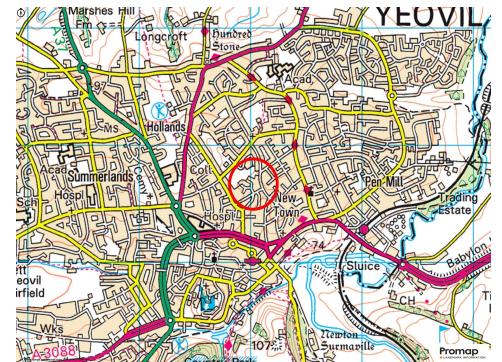
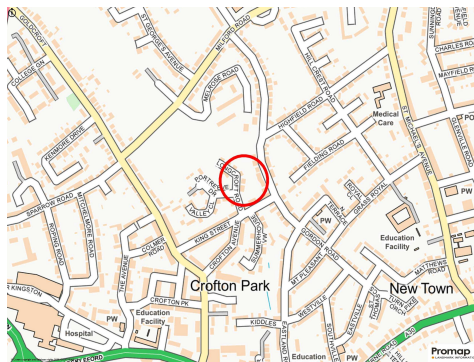
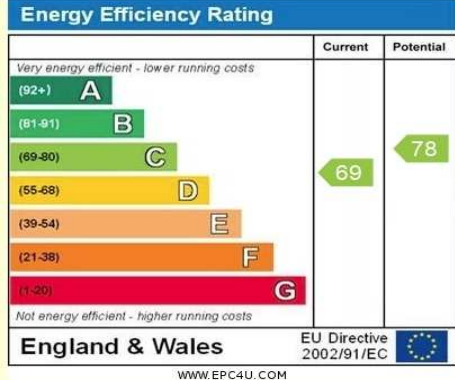
GROUND FLOOR



1ST 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.
Made with Metropix ©2025



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

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 - 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 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 boiler located in the understairs cupboard. Hot water tank located in the airing cupboard in the Bathroom.*
- *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.*

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;- To be used as a private dwellinghouse 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 (defined as the chance of flooding each year as less than 0.1%) and HIGH RISK from Surface Water (defined as the chance of flooding each year as more than 3.3%). 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 08/04/2026. 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.