



Thornton Road, Yeovil, Somerset, BA21 3LD

Guide Price £270,000

Freehold

**This well presented semi-detached bungalow is situated in a popular residential location and is offered for sale with no forward chain. The accommodation includes an entrance hallway, sitting/dining room, conservatory, fitted kitchen, two double bedrooms and a shower room whilst outside there is ample driveway parking, a single garage and a fully enclosed rear garden.**

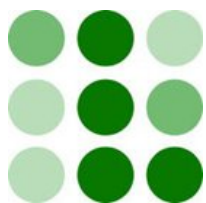
 **LACEYS**  
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21 Thornton Road, Yeovil, Somerset, BA21 3LD



- Semi-Detached Bungalow
- Popular West Of Town Location
- No Forward Chain
- Two Bedrooms
- Fitted Kitchen
- Shower Room
- Enclosed Rear Garden
- Garage & 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**

The L-shaped entrance hallway provides a pleasant welcome into the bungalow and has doors which open to the sitting/dining room, kitchen, both bedrooms and the shower room. There are two sets of decorative light fittings and access is available to the loft.

#### **Sitting/Dining Room 5.43 m x 3.15 m (17'10" x 10'4")**

A spacious room with sliding doors opening to the conservatory. There is a feature electric fire which will remain, a radiator and a decorative light fitting.

#### **Conservatory 3.59 m x 2.94 m (11'9" x 9'8")**

Double glazed windows overlook the rear garden and patio doors provide access. There are power points.

#### **Kitchen 3.30 m x 2.68 m (10'10" x 8'10")**

Fitted with a good selection of wall, base and pan drawer units with work surfaces above. There is a built in oven, inset gas hob with extractor hood above, integrated dishwasher and space for a washing machine and fridge freezer both of which can remain. The stainless steel sink is conveniently situated under the large rear facing double glazed window and the gas combination boiler can be found neatly concealed in one of the units. There is a radiator and recessed spot lighting.

#### **Bedroom One 3.73 m x 3.36 m (12'3" x 11'0")**

A good size double room with a double glazed window overlooking the front garden, a radiator and a ceiling light.

#### **Bedroom Two 3.02 m x 2.76 m (9'11" x 9'1")**

The second bedroom is a smaller double room with a front facing double glazed window, a radiator and a ceiling light point.

#### **Shower Room**

Fitted with a large shower cubicle with thermostatically controlled shower, a vanity unit wash basin, low level WC and a useful storage unit with shelf above. There is an obscured side facing double glazed window, a heated towel rail and recessed lighting.

#### **Outside**

The property has a shared driveway leading to the garage with a parking area directly in front of the property whilst to the rear the garden offers plenty of variety and interest with a good size area of lawn and planted raised beds. Steps lead to a good size area of shingle which is surrounded by mature shrubs and bushes. There is a large wooden shed.

#### **Garage**

With up and over door and windows to the side.

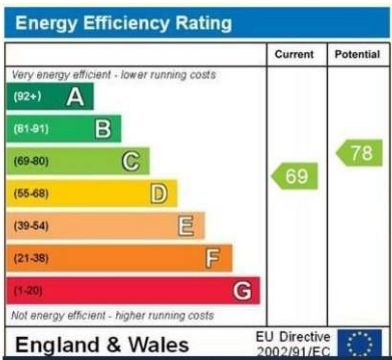




TOTAL FLOOR AREA: 733 sq.ft. (68.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The floor plan is intended as a guide 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 operation or efficiency can be given.

Made with MapInfo 12.0.25



**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 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
- 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 In Front Of House (Shared driveway leading to 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. We'd recommend you review the Title/deeds of the property with your solicitor. Restricted Covenants include; Not to alter or permit any alteration or addition to be made to the external plan or elevation of the dwellinghouse erected on the premises without the previous consent in writing of the vendor nor without such consent erect on the premises any garage greenhouse conservatory or garden shed. No building shall be erected on the premises or placed thereon until the plans elevations and specifications thereof have been submitted to and approved in writing by the vendor.

**Material Information that may or may not apply**

Not to use the premises or any part thereof for the sale distribution or manufacture of ale beer wine spirits or other intoxicating liquors nor for any club or institution at which intoxicating liquors are sold or consumed and no trade manufacture or business shall be carried on or permitted to be carried on upon the premises nor shall the same be used as a shop but the premises shall be used only as private dwellinghouse but this stipulation shall not preclude any registered medical practitioner or registered dental practitioner who shall reside therein from carrying on his profession therein. Not to use the premises or any part thereof for the erection of any hoarding advertisement hoarding or as a bill posting station or for the display of advertisement posters or advertising signs. Not to place on the premises or any part thereof any caravan or house on wheels or any other portable structure adapted for use as a sleeping apartment.

**Material Information that may or may not apply**

Not to erect any wall or fence or other structure between Thornton Road aforesaid on which the premises abut and the building line shown on the said plan. Not to knowingly keep on the premises any animals except such as are usually kept as domestic pets. Other covenants may apply please check with your conveyancer.

**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 - 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 24/06/2025. 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.