



West Street, Yeovil, Somerset, BA20 2BA

Guide Price £220,000

Freehold

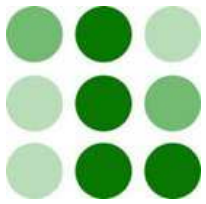
**A three bedroom, two reception room terraced family home set in this convenient location, close to local amenities. The home benefits from original features, gas central heating, double glazing, enclosed rear garden and off road parking. Also the added benefit of No Onward Chain.**

 **LACEYS  
YEOVIL LTD**



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28 West Street, Yeovil, Somerset, BA20 2BA



- A Three Bedroom Terraced Family Home
- Convenient Location, Close To Local Amenities
- Two Reception Rooms
- Original Features
- Gas Central Heating
- Double Glazing
- Enclosed Rear Garden
- 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 double glazed front door to the Entrance Hall.

#### **Entrance Hall**

Original tiled floor. Radiator. Stairs up to the Landing. Doors to the Lounge & Dining Room.

#### **Lounge 3.53 m x 3.05 m (11'7" x 10'0")**

Built in fireplace with tiled hearth, decorative surround and wooden mantle above. Radiator. Phone point. TV point. Revealed floorboards. Picture rail. Double glazed bay window, front aspect.



#### **Dining Room 3.76 m x 3.58 m (12'4" x 11'9")**

Built in fireplace with tiled hearth, decorative surround and wooden mantle above. Radiator. Revealed floorboards. Built in shelving into the alcove. UPVC double glazed window, rear aspect. Multi panel glazed door to the Kitchen.



#### **Kitchen 4.95 m x 2.77 m (16'3" x 9'1")**

Comprising inset stainless steel single drainer, 1 1/2 bowl 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 fridge/freezer. Wall mounted cupboards. Radiator. Built in understairs cupboard. Vinyl flooring. Two UPVC double glazed windows, both rear aspects. Frosted UPVC double glazed door to the Rear Garden.

#### **Landing**

Hatch to loft space. Radiator. Built in storage cupboard which also houses the Vaillant combi boiler. Doors to all three Bedrooms & the Bathroom.

#### **Bedroom One 4.62 m x 3.07 m (15'2" x 10'1")**

Built in ornamental fireplace. Radiator. Two UPVC double glazed windows, both front aspects.



#### **Bedroom Two 3.58 m x 2.90 m (11'9" x 9'6")**

Built in ornamental fireplace. Radiator. UPVC double glazed window, rear aspect.

#### **Bedroom Three 2.84 m x 2.77 m (9'4" x 9'1")**

Built in ornamental fireplace. Radiator. UPVC double glazed window, rear aspect.



#### **Bathroom 1.93 m x 1.80 m (6'4" x 5'11")**

White suite comprising a bath with a wall mounted shower over, tiled surround. Pedestal wash basin. Low flush WC. Radiator. Vinyl flooring. Frosted UPVC double glazed window, rear aspect.

#### **Outside**

To the rear there is an enclosed garden that comprises of a hardstanding area, outside tap, UPVC double glazed door provides access to an outside store/garden room. Steps up to a lawn area. The garden is bounded by walling & fencing.

To the front a drive provides off road parking for 1-2 vehicles. Path leads to the front door. Area is bounded by walling & Iron railings.



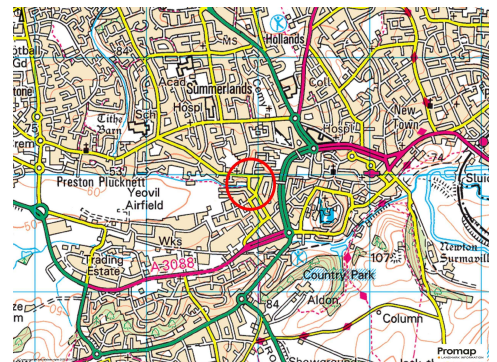
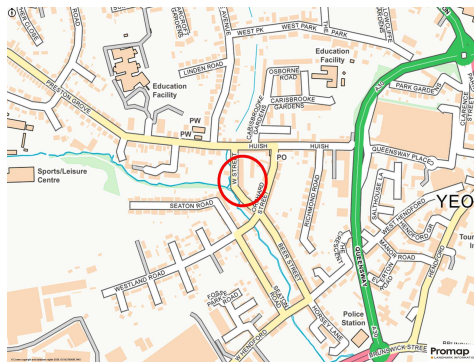
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TOTAL FLOOR AREA: 1027 sq ft. (95.4 sq m.) approx.  
 While every attempt has been made to ensure the accuracy of the floor plans contained herein, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error. Dimensions are in millimetres. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. 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		78 C
55-68	D	66 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

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* - B
- *Asking Price* - Guide Price £220,000
- *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 change 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 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, Vaillant combi boiler located in the storage cupboard on the Landing that also heats the hot water.
- *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* -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:- We are aware there is an "Article 4 Direction" (A4D). This is a planning law mechanism that allows a local council to remove certain permitted development rights for a specific area or property. This means that developments which would normally be permitted without needing planning permission, such as minor alterations or changes of use, now require a planning application and permission from the council.\*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 ) - 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 04/02/2026. 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.