

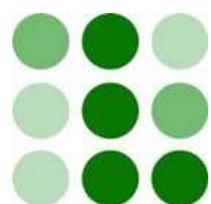


Thornton Road, Yeovil, Somerset, BA21 3LD

Guide Price £240,000

Freehold

A three bedroom semi-detached bungalow set in this popular residential location with local amenities close by. The bungalow benefits from UPVC double glazing, shower room, nice sized enclosed rear garden, garage and off road parking for multiple vehicles. No Onward Chain.

 **LACEYS
YEOVIL LTD**

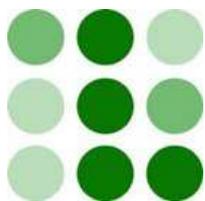


12-14 Hendford, Yeovil, Somerset, BA20 1TE

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



2 Thornton Road, Yeovil, Somerset, BA21 3LD



- A Three Bedroom Semi-Detached Bungalow
- Popular Residential Location, Close To Local Amenities
- UPVC Double Glazing
- Shower Room
- Nice Sized Enclosed Rear Garden
- Garage
- Additional Store/Workshop
- Off Road Parking For Multiple Vehicles
- 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 ()

Wall mounted night storage heater. Hatch to loft space. Built in airing cupboard with houses the immersion tank. Doors to Lounge, Kitchen, Three Bedrooms, Shower Room & Separate WC.

Lounge 4.87 m x 3.72 m (16'0" x 12'2")

Wall mounted night storage heater. TV point. Coved ceiling. UPVC double glazed window, front aspect.

Kitchen 3.23 m x 2.90 m (10'7" x 9'6")

Comprising inset single drainer, single sink unit with mixer tap, tiled surround and rolltop work surface with cupboards & drawers below. Built in oven, grill & hob, extractor hood above. Recess for washing machine, plumbing in place. Wall mounted cupboards. Space for fridge/freezer. Vinyl flooring. Striplight. UPVC double glazed window, front aspect.

Bedroom One 3.95 m x 3.27 m (13'0" x 10'9")

Wall mounted electric panel heater. Coved ceiling. UPVC double glazed window, rear aspect.

Bedroom Two 3.33 m x 2.77 m (10'11" x 9'1")

Wall mounted night storage heater. TV point. UPVC double glazed window, rear aspect. UPVC double glazed door to outside.

Bedroom Three 2.50 m x 2.44 m (8'2" x 8'0")

UPVC double glazed window, side aspect.

Shower Room

Comprising corner shower cubicle with a wall mounted shower, panelled surround. Vanity sink unit. Heated towel rail. Extractor fan. Wall mounted electric heater. Vinyl flooring. Frosted UPVC double glazed window, side aspect.

Separate WC

Comprising low flush WC. Wall mounted wash basin. Vinyl flooring. Frosted UPVC double glazed window, side aspect.

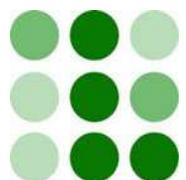
Outside

To the rear there is a nice sized enclosed garden that comprises of a paved patio area, good size lawn area with well stocked borders, range of plants & shrubs in situ. Brick built store with a timber door providing access. The rear garden is bounded by fencing with an Iron gate providing access from the side of the property.

The front garden is part lawn, part gravelled & part paved. Drive provides off road parking for multiple vehicles and access to the Garage - Up & over door. Part of the drive has a car port in place. Outside tap. Outside light.

Agents Notes

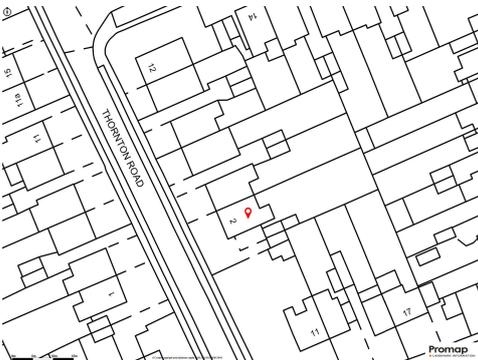
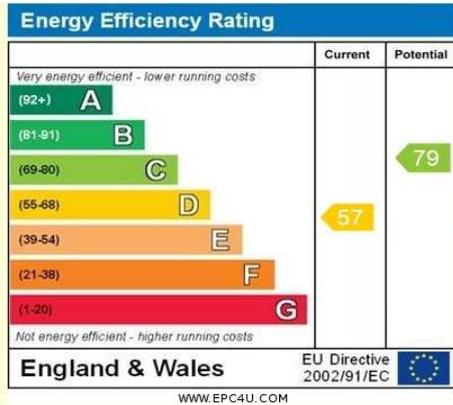
Under Section 21 of the Estate Agency Act 1979, and the Estate Agents Undesirable Practice Order 1991, it is hereby confirmed that someone connected with Laceys Yeovil Limited has a personal interest in the sale of this property.



GROUND 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 a guide only. Prospective purchasers, the architect, surveyor and applicants should have not been misled and no guarantee as to their quality or efficiency can be given.
Made with floorplan 12/02/20



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 £240,000
- *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.gove.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 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* - Electric Storage & Panel Heaters, Immersion Tank 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* - 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. .
- *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 property is unregistered at Land Registry. By law this will need "First Registration" by the buyer on completion, for which there is an additional charge over and above the normal transfer charge payable to Land Registry. We also cannot rule out the possibility of additional fees being charged by your conveyancer. Please make early enquiries of your conveyancer before making a commitment to purchase.

This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor, on the 24/07/2025. 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.