



Sherborne Road, Yeovil, Somerset, BA21 4HL

Guide Price £260,000

Freehold

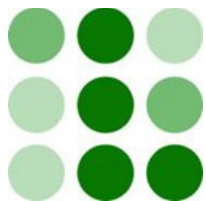
This deceptively spacious home is beautifully presented and offered for sale with no forward chain. The accommodation includes a porch, hallway, a double reception room, snug, kitchen, ground floor bedroom, lean to and shower room whilst on the first floor there are three bedrooms and the family bathroom. Stairs from the landing on the first floor provide access to the loft space/room. There are attractive front and rear gardens and a summer house. The property is situated in an elevated residential location close to the town centre with a supermarket close by.

 **LACEYS**
YEOVIL LTD



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Penselwood, 206 Sherborne Road, Yeovil,
Somerset, BA21 4HL



- Four Bedroom Terraced House +Loft Space/Room
- Popular Residential Location Close To The Town Centre
- Spacious Accommodation
- Attractive Front & Rear Gardens
- Ground Floor Shower Room & First Floor Bathroom
- Three Reception Rooms
- Attractive Period Features.

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:

Hallway

Opening into the dining room with a radiator.

Dining Room 4.01 m x 2.77 m (13'2" x 9'1")

The impressive double reception room includes a dining room which has a feature chimney breast which is flanked by two useful storage cupboards. There is a storage cupboard beneath the stairs, a radiator and a decorative light fitting. Double glazed doors open to the lean to, an archway leads to the snug and a large opening leads to the sitting room.

Sitting Room 3.69 m x 3.29 m (12'1" x 10'10")

The sitting room feels spacious with a double glazed bay window overlooking the front of the property with built in storage beneath. There is a feature fireplace which provides a nice focal feature to the room with open shelving and storage cupboard alongside, a ceiling light point and a radiator.

Snug 3.42 m x 2.59 m (11'3" x 8'6")

Conveniently situated between the dining room and kitchen the current owners use this room as a snug however would equally make a nice breakfast room or children's play room. There is a side aspect double glazed window with radiator beneath and a large opening leads to the kitchen.

Kitchen 4.23 m x 2.59 m (13'11" x 8'6")

Well equipped with wall, base and drawer units with work surfaces above. There are two built in ovens with hob and extractor hood above. Space is available for a washing machine, dishwasher, tumble dryer and fridge/freezer (available by separate negotiation). A unit houses the glow worm gas fired boiler. The ceramic sink with mixer tap is conveniently situated under the side facing double glazed window. A door opens to the lean to and an opening leads to the rear lobby which opens to the shower room and ground floor bedroom.

Lean to

A covered area perfect for bike storage.

Ground Floor Shower Room

Fitted with a shower enclosure with thermostatically controlled shower, a wash basin and a corner WC. There is inset spot lighting and a radiator.

Ground Floor Bedroom (4) 4.22 m x 2.59 m (13'10" x 8'6")

The fourth bedroom has a double glazed window overlooking the rear garden. There is a radiator and a ceiling light point.

First Floor Landing

Doors open to all three bedrooms, the family bathroom and a storage cupboard. Stairs provide access to the second floor landing. There is a radiator.

Bedroom One 4.88 m x 3.89 m (16'0" x 12'9")

A particularly spacious room with a double glazed bay window overlooking the front of the property with a further double glazed window alongside. There is a radiator and a ceiling light point.

Bedroom Two 3.81 m x 2.85 m (12'6" x 9'4")

The second bedroom is also a double room with a double glazed window overlooking the rear garden. There is a radiator and a ceiling light point.

Bedroom Three 3.97 m x 2.59 m (13'0" x 8'6")

The third bedroom can also fit a double bed. There is a double glazed window to the rear, a radiator and a ceiling light point.

Family Bathroom

The family bathroom seamlessly combines traditional charm with modern day convenience offering a roll top bath with mixer tap, shower above and screen to side, vanity wash basin with mixer tap and a low level WC. There are two obscured side facing double glazed windows, an extractor fan and a radiator.

Second Floor Landing ()

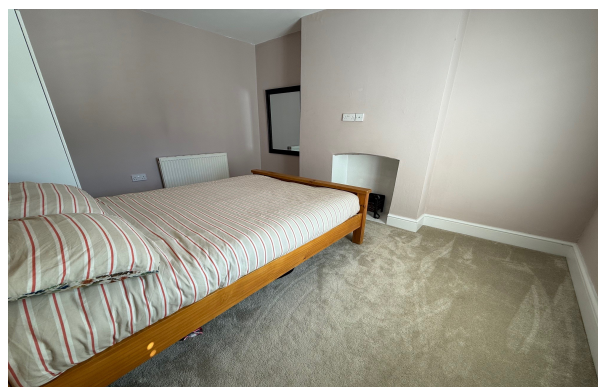
A door opens to the bedroom and a useful storage cupboard.

Loft/attic room

A useful space with a rear facing Velux window, a ceiling light point and a radiator. There is access to eaves storage.

Outside

The property enjoys a pleasant elevated outlook with steps at the front leading you through the garden which is well stocked with mature shrubs and bushes. The attractive rear garden has been designed with ease of maintenance in mind and is mainly laid to patio - perfect for al-fresco dining. There are planted raised beds, mature bushes and a substantial summer house and a wide side return with planted beds. There is gated pedestrian access leading through 208 Sherborne Road to neighbouring road.



Material Information applicable in all circumstances

- Council Tax Band - C
- Asking Price - Guide Price £260,000
- 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 - 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-metered
- Sewerage - Mains
- Heating - Gas Central Heating- combination boiler- kitchen
- 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 - On Street Parking in neighbouring streets

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 purchaser's engage the services of a Chartered Surveyor to confirm.
- Restrictive Covenants. We are not aware of any restrictive covenants however we recommend that you consult your conveyancer about these matters.

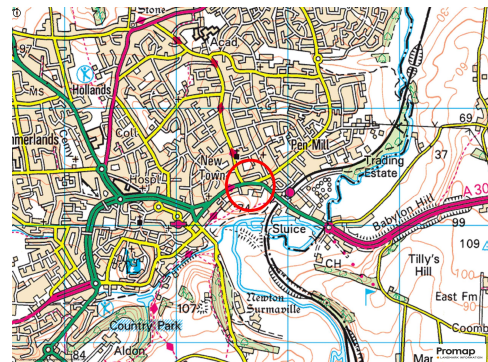
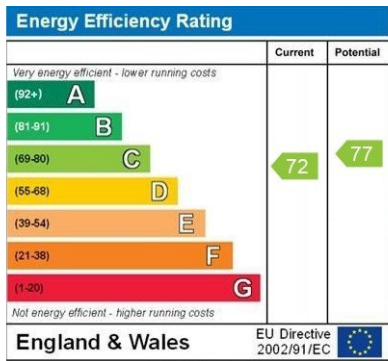
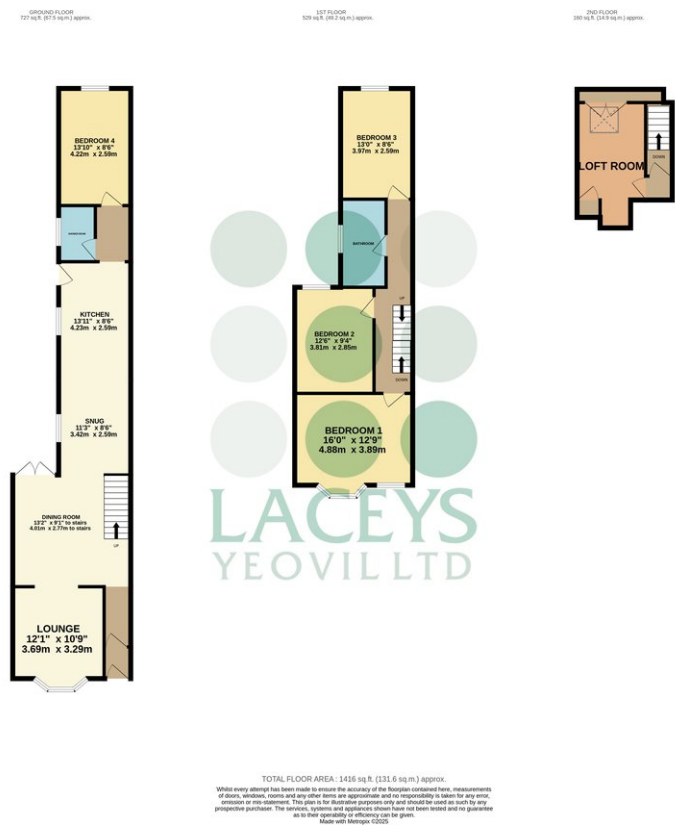
An "Article 4 Direction" (A4D) in planning law is a mechanism that allows a local council to remove certain permitted development rights for a specific area or property. This means that developments which would normally be permitted without needing planning permission, such as minor alterations or changes of use, now require a planning application and permission from the council.

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. We understand that there is a pedestrian right of way for the owners of our property to pass over 208 Sherborne Road.
- Current Flood Risk - According to the Environment Agency's website the property is at Very Low Risk of River, Sea & Surface water flooding. 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

This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor, on the 08/09/2025. 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.



Please Note
No tests have been undertaken of any of the services and any intending purchasers/tenants should satisfy themselves in this regard. Laceys 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 Laceys 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 Laceys or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.

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