



Mallory Road, Wyndham Park, Yeovil, Somerset,  
BA21 5GB

Guide Price £250,000

Freehold

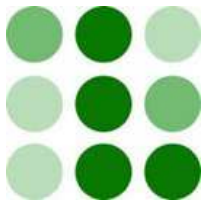
**A well presented three bedroom end of terrace family home set on the popular Wyndham Park development. The home benefits from gas central heating, UPVC double glazing, cloakroom, en-suite to the main bedroom, enclosed rear garden and allocated parking for two cars. Also the added benefit of No Onward Chain.**

 **LACEYS  
YEOVIL LTD**



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23 Mallory Road, Wyndham Park, Yeovil, Somerset,  
BA21 5GB



- A Well Presented Three Bedroom End Of Terrace Family Home
- Popular Wyndham Park Development
- Gas Central Heating
- UPVC Double Glazing
- Cloakroom
- En-Suite To Main Bedroom
- Enclosed Rear Garden
- Allocated Parking For Two Cars
- 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**

Glazed front door to the Entrance Hall.

#### **Entrance Hall**

Radiator. Deluxe vinyl flooring. Stairs up to the Landing. Door to the Lounge.

#### **Lounge 4.39 m x 3.51 m (14'5" x 11'6")**

Radiator. TV point. Phone point. Deluxe vinyl flooring. Two UPVC double glazed windows, front & side aspects. Door to the Kitchen/Dining Area.

#### **Kitchen/Dining Area 4.60 m x 3.51 m (15'1" x 11'6")**

Comprising inset stainless steel single drainer, single sink unit with mixer tap, rolltop work surfaces with cupboards & drawers below. Built in oven & hob with extractor hood above. Recess for dishwasher, plumbing in place. Wall mounted cupboards. Radiator. Deluxe vinyl flooring. Trail of spotlights. Built in understairs cupboard. UPVC double glazed window, rear aspect. Door to the Rear Lobby.

#### **Rear Lobby**

Radiator. Deluxe vinyl flooring. Door to the Cloakroom. Frosted double glazed door to the Rear Garden.

#### **Cloakroom**

Comprising low flush WC. Pedestal wash basin. Extractor fan. Radiator. Deluxe vinyl flooring.

#### **Landing**

Hatch to loft space. Doors to all three Bedrooms & the Family Bathroom.

#### **Bedroom One 3.71 m x 3.40 m (12'2" x 11'2")**

Radiator. Built in storage cupboard. UPVC double glazed window, front aspect. Door to the En-Suite Shower Room.

#### **En-Suite Shower Room 1.70 m x 1.30 m (5'7" x 4'3")**

Comprising double width shower cubicle with a wall mounted shower in situ, tiled surround. Pedestal wash basin. Low flush WC. Radiator. Extractor fan. Shaver point. Vinyl flooring. Frosted UPVC double glazed window, front aspect.

#### **Bedroom Two 4.09 m x 2.31 m (13'5" x 7'7")**

Radiator. UPVC double glazed window, rear aspect.

#### **Bedroom Three 3.00 m x 2.21 m (9'10" x 7'3")**

Radiator. UPVC double glazed window, rear aspect.

#### **Family Bathroom 2.31 m x 1.90 m (7'7" x 6'3")**

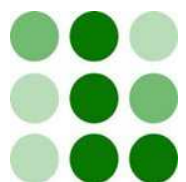
White suite comprising bath with a wall mounted shower over, tiled surround. Pedestal wash basin. Low flush WC. Radiator. Extractor fan. Vinyl flooring. Frosted UPVC double glazed window, side aspect.

#### **Outside**

To the rear there is an enclosed garden area, comprising paved patio area. Wooden steps up to a raised decked area. The garden is bounded by walling & fencing, timber gate provides access from the parking area.

To the rear/side of the house there are two allocated parking spaces.

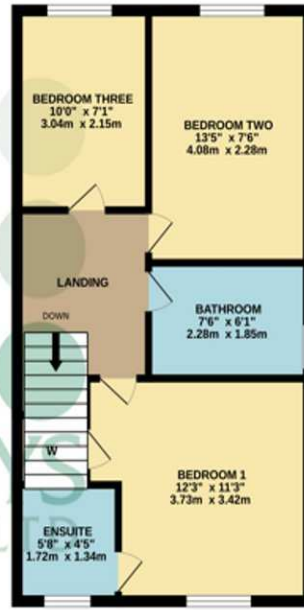
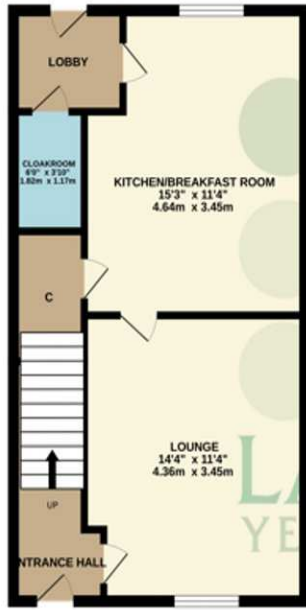
Bedded areas to the front with various plants & shrubs in situ. Entrance canopy above the front door. Outside light.



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GROUND FLOOR

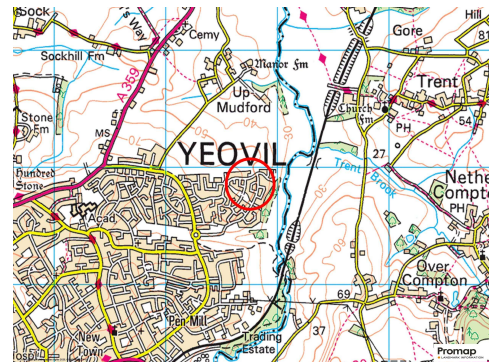
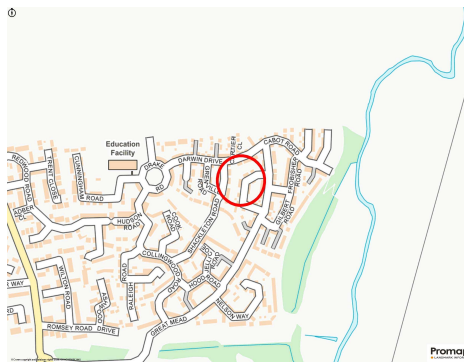
1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plans, elevations, views 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 fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with letmap 02/20



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	81 B	
69-80	C		
55-68	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* - C
- *Asking Price* - Guide Price £250,000
- *Tenure* - Freehold - Open Space Management Charge - 1.8.25-31.1.26 - £67.07
- *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 End 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, Logic combi boiler located in the Kitchen 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* - Allocated Off Road Parking For Two Vehicles.

### 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;- Not to use the Property or permit it to be used for the carrying on of any trade or business whatsoever, nor for any purpose otherwise than as a single private dwelling. Not to keep, breed or otherwise possess poultry or other animals or birds upon the Property except a domestic pet. No caravan, house on wheels or other chattel adapted or intended for use as a dwelling or sleeping place or boat or trailer shall be erected, made, built or allowed to stand on the Property. \*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 ) - B.

## **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 13/04/2026. However, such information could change after compilation of the data, so Lacey's cannot be held liable for any changes post compilation or any accidental errors or omissions. Furthermore, Lacey's 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.