



Broadacres, East Coker, Yeovil, Somerset,  
BA22 9LW

Guide Price £275,000

Freehold

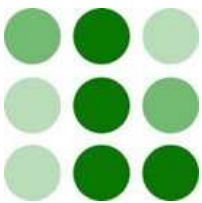
**An extended well proportioned three bedroom semi-detached family home set in this sought after village location. The home benefits from a ground floor extension offering a good-sized kitchen/dining area and a good size lounge. The home also benefits from oil central heating, UPVC double glazing, downstairs WC, enclosed rear garden, garage and off road parking for 2-3 vehicles. No Onward Chain.**

 **LACEYS  
YEOVIL LTD**



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20 Broadacres, East Coker, Yeovil, Somerset,  
BA22 9LW



- An Extended Three Bedroom Semi-Detached Family Home
- Sought After Village Location
- Oil Central Heating
- UPVC Double Glazing
- Ground Floor WC
- Enclosed Rear Garden
- Garage
- Off Road Parking For 2-3 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 double glazed front door to the Entrance Hall.

### Entrance Hall

Parquet flooring. Radiator. Understairs recess. UPVC double glazed window, side aspect. Stairs up to the Landing. Doors to the Downstairs WC, Lounge & Kitchen.

### Downstairs WC

Comprising low flush WC. Wall mounted cupboard. Frosted UPVC double glazed window, side aspect.

### Lounge 7.24 m x 3.63 m (23'9" x 11'11")

Built in open fireplace with paved hearth, stone surround and wooden mantle above, the stonework is extended to one side providing shelving space. TV point. Two radiators. Coved ceiling. UPVC double glazed window, front aspect. Double opening glazed doors to the Dining Area.

### Kitchen/Dining Area 5.54 m x 3.45 m (18'2" x 11'4")

Comprising inset stainless steel double sink unit with mixer tap, tiled surround and rolltop worksurfaces with a good range of cupboards & drawers below. Recess for washing machine, plumbing in place. Recess for cooker. Recess for undercounter fridge. Space for upright fridge/freezer. Wall mounted cupboards. Three radiators. Vinyl flooring (kitchen section). Understairs recess. Phone point. Space for table & chairs. Coved ceiling. Two double glazed windows, side & rear aspects. UPVC sliding patio doors to the Rear Garden.

### Landing

Hatch to loft space. Built in double fronted airing cupboard that houses the hot water tank. UPVC double glazed window, side aspect. Doors to all Bedrooms & the Bathroom.

### Bedroom One 3.95 m x 3.19 m (13'0" x 10'6")

Radiator. Coved ceiling. UPVC double glazed window, front aspect.

### Bedroom Two 3.20 m x 3.15 m (10'6" x 10'4")

Built in cupboards. Radiator. Coved ceiling. UPVC double glazed window, rear aspect.

### Bedroom Three 2.90 m x 2.41 m (9'6" x 7'11")

Radiator. Overstairs recess. Coved ceiling. UPVC double glazed window, front aspect.

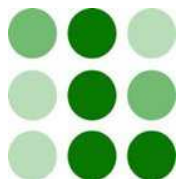
### Bathroom 2.43 m x 1.95 m (8'0" x 6'5")

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

### Outside

To the rear of the home there is an enclosed garden that comprises of a paved patio area, lawn section with various plants & shrubs in situ. Oil Tank. Wooden door provides side/rear access to the Garage. the garden is bounded by walling & fencing.

To the front there is a gravelled garden area. Concrete drive provides off road parking for 2-3 vehicles and access to the Garage 4.89m (16'1") x 2.60 (8'6") - Up & over door, power & lighting in situ, floorstanding boiler, frosted UPVC double glazed window, rear aspect. Two outside lights.



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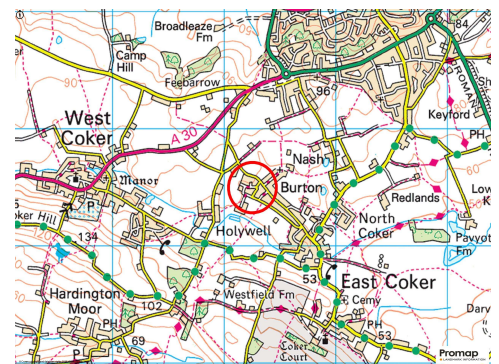
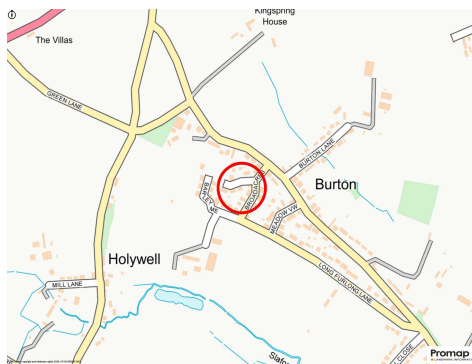
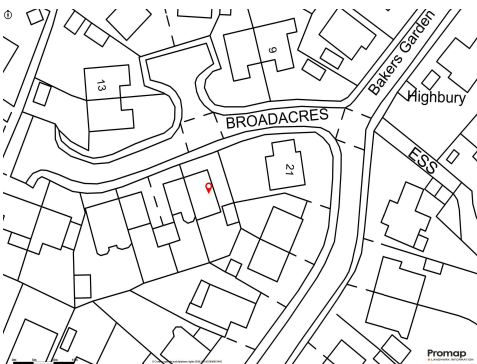
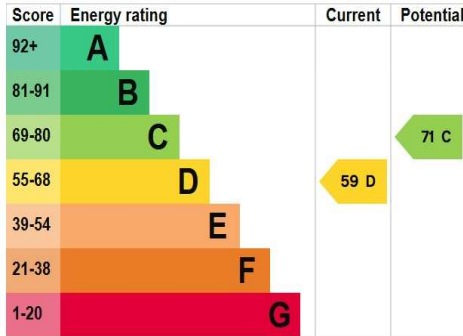
GROUND FLOOR  
769 sq.ft. (71.5 sq.m.) approx.

1ST FLOOR  
431 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA: 1201 sq.ft. (111.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 such by any prospective purchaser. 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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### 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**

*Material Information in compliance with the Digital Markets, Competition and Consumers Act 2024.*

### **Material Information applicable in all circumstances**

- *Council Tax Band* - D
- *Asking Price* - Guide Price £275,000
- *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 Semi-Detached 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* - Oil Central Heating, boiler located in the garage. Hot water tank located in the airing cupboard on the Landing. Open Fireplace in the Lounge.
- *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 Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor, on the 08/05/2026. 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.