

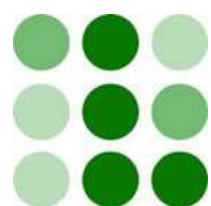


Seaton Road, Yeovil, Somerset, BA20 2AW

Guide Price £202,500

Freehold

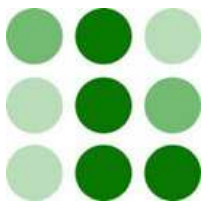
This three bedroom, two reception room end of terrace home is set in a convenient location close to local amenities and not far from the town centre, local supermarkets and Leonardo Helicopters. The home benefits from gas central heating, UPVC double glazing and an enclosed rear garden, including a versatile outbuilding. Offered for sale with no forward chain.

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16 Seaton Road, Yeovil, Somerset, BA20 2AW



- End Of Terrace Family Home
- Two Reception Rooms
- Fitted Kitchen
- Ground Floor Bathroom
- Three First Floor Bedrooms
- Garden Outbuilding
- Long Rear Garden With Substantial Summer House
- No Forward 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 425115**.

The **ACCOMMODATION** comprises:

Covered Porch

As you approach the property you are greeted with a covered porch with decorative tiled floor and a double glazed door opening to the hallway.

Hallway

With its decorative panelled walls the hallway provides a pleasant welcome into this family home. Doors open to both the reception rooms and stairs provide access to the first floor landing. There is a ceiling light point and a radiator.

Sitting Room 3.51 m x 2.96 m (11'6" x 9'9")

A cosy room with a double glazed window overlooking the front of the property, a radiator and a ceiling light point.

Dining Room 3.66 m x 3.24 m (12'0" x 10'8")

Conveniently positioned adjacent to the kitchen and featuring built in cupboards either side of the chimney breast. A double glazed window overlooks the rear garden. There is a radiator, ceiling rose and ceiling light point and an understairs cupboard. An opening leads to the kitchen.

Kitchen 3.25 m x 2.76 m (10'8" x 9'1")

Fitted with a selection of wall, base and drawer units with work surfaces above. The freestanding gas cooker will remain as will the washing machine and fridge/freezer. The stainless steel sink with mixer tap is positioned under the side facing double glazed window. A cupboard neatly houses the gas fired combination boiler. There is a radiator and spot lighting. A door opens to the bathroom.

Ground Floor Bathroom

Fitted with a panel enclosed bath with telephone style mixer tap and shower attachment, a low level WC and a pedestal wash basin. There is a heated towel rail, an obscured rear facing double glazed window and spot lighting.

First Floor Landing

Doors open to all three bedrooms. There is a ceiling light point and a loft hatch providing access to the loft.

Bedroom One 4.60 m x 3.05 m (15'1" x 10'0")

A generous double room with two front facing double glazed windows, a feature fireplace, a radiator and a ceiling light point.

Bedroom Two 3.69 m x 2.88 m (12'1" x 9'5")

The second bedroom is also a double room with a rear facing double glazed window, a radiator and a ceiling light point.

Bedroom Three 3.08 m x 2.77 m (10'1" x 9'1")

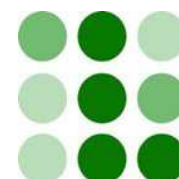
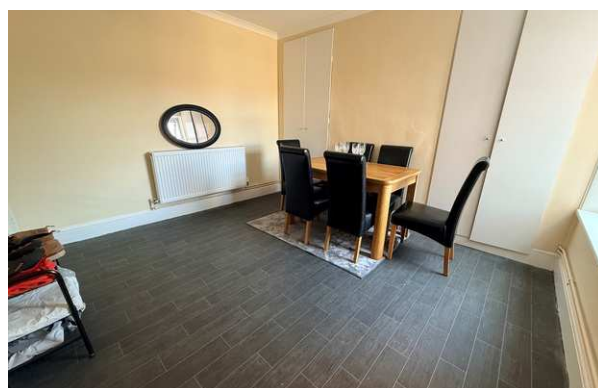
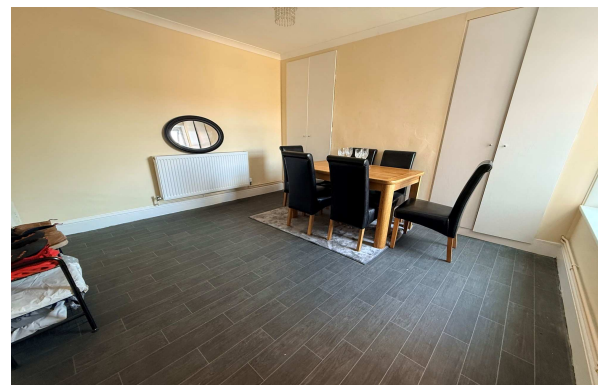
A single bedroom with a rear facing double glazed window, a radiator and a ceiling light point.

Outside

The property sits nicely back from the road behind a brick wall and railings whilst the long rear garden is mainly laid to lawn with a pathway leading you through the garden to the patio which has a pergola above. There is a wooden planted flower bed, a mature tree and a wooden shed.

Summer House

The substantial summer house is perfect for a variety of uses with a front facing double glazed window and double glazed patio doors. There is a selection of built in wall and base units, recessed spot lighting and power points.



16 Seaton Road, Yeovil, Somerset, BA20 2AW



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 £202,500
- 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 - End Of Terrace 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- combi 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 - No Allocated Parking- On Street Parking Available Locally

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 understand that the neighbour from 14 Seaton Road has a right of access over the path in the rear garden down the path at the side of the property. We understand that 16 Seaton Road has a right of access over pathway to the side of 16 Seaton Road.

We'd recommend you review the Title/deeds of the property with your solicitor.
Restricted Covenants include;

- More covenants in place refer to your solicitor.

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.
- 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

Article 4

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.

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 10/07/2026. 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.