



Penn Hill, Yeovil, Somerset, BA20 1SF

Guide Price £550,000

Freehold

**A very well presented extended four bedroom, two reception room detached split level family home set in an elevated position, close to the town centre & local amenities. The property benefits from UPVC double glazing, two en-suite bedrooms, cloakroom, utility room, two woodburners in situ, four piece family bathroom, enclosed split level rear garden with a lovely outlook, double garage and off road parking for multiple vehicles.**

**Internal Viewing is a must to fully appreciate what the property offers.**



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

Tel: 01935 425115 Email: [info@laceysyeovil.co.uk](mailto:info@laceysyeovil.co.uk)



26 Penn Hill, Yeovil, Somerset, BA20 1SF



- A Very Well Presented Extended Four Bedroom Detached Family Home
- Internal Viewing Is A Must
- Elevated Position, Close To Town
- Two En-Suite Bedrooms
- Two Woodburners in Situ
- Four Piece Family Bathroom
- Two Reception Rooms
- Split Level Enclosed Rear Garden With A Lovely Outlook
- Double Garage
- Off Road Parking For Multiple Vehicles

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/side door in to the Entrance Hall.

#### **Entrance Hall**

Nice spacious open area, with steps up & down to the split level accommodation. Built in airing cupboard which houses the hot water tank. Coved ceiling. Inset ceiling spotlights. Hatch to loft space. Doors to Cloakroom, Lounge (Double Doors), all four Bedrooms & the Family Bathroom. Throughway to the Dining Room.

#### **Cloakroom**

Comprising low flush WC. Wall mounted wash basin. Heated towel rail. Coved ceiling. Frosted UPVC double glazed window, side aspect.

#### **Lounge 5.99 m x 3.99 m (19'8" x 13'1")**

Woodburner in situ. TV point. Coved ceiling. UPVC double glazed window, side aspect. UPVC double glazed, double opening doors to the front balcony area, with an outlook.

#### **Dining Room 3.99 m x 3.91 m (13'1" x 12'10")**

Coved ceiling. Hot air vent. UPVC double glazed window, front aspect. Glazed door to the Kitchen.

#### **Kitchen/Breakfast Room 6.91 m x 3.00 m (22'8" x 9'10")**

Modern well fitted Kitchen comprising an inset sink unit with mixer tap, worksurface with cupboards & drawers below. Built in double oven, five ring gas hob with an extractor hood above. Integrated dishwasher. Integrated fridge/freezer. Wall mounted cupboards. Plinth heater. Vinyl flooring. Underfloor heating. Glazed door to the Utility Room. UPVC double glazed window, side aspect. The Kitchen opens on to a lovely snug Breakfast Area - Woodburner in situ. Vinyl flooring. Underfloor heating. Hatch to roof space. UPVC double glazed window, front aspect. UPVC double glazed bi-fold doors to the side patio area.

#### **Utility Room 1.74m (5'9") x 1.55m (5'1")**

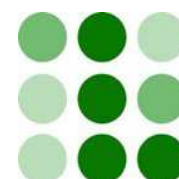
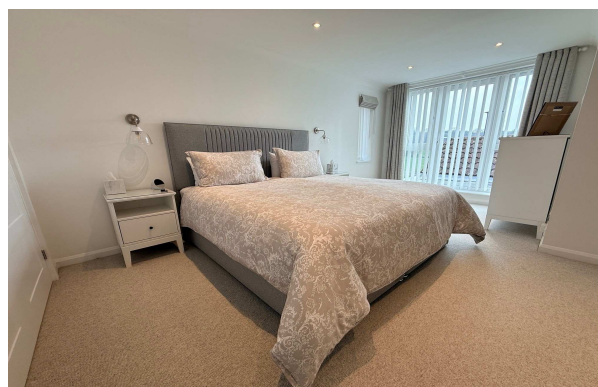
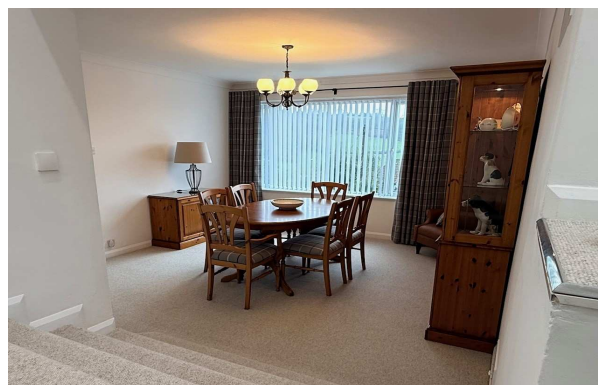
Comprising inset sink unit with mixer tap, tiled surround, worksurface with cupboards below. Integrated washing machine & tumble dryer. Wall mounted cupboards. Heated towel rail. Vinyl flooring. Underfloor heating. Skylight.

#### **Bedroom One 5.80 m x 3.98 m (19'0" x 13'1")**

Two sets of built in double fronted wardrobes. Hot air vent. Coved ceiling. Inset ceiling spotlights. UPVC double glazed windows, front & side aspects. UPVC double glazed door. Door to the En-Suite.

#### **En-Suite Shower Room 1.95m (6'5") x 1.86m (6'1")**

Comprising corner shower cubicle with a wall mounted Mira Sport electric shower in situ, tiled surround. Low flush WC. His & hers wall mounted wash basins. Shaver point. Vinyl flooring. Extractor fan. Inset ceiling spotlights. Heated towel rail. UPVC double glazed windows, front aspects.



**Bedroom Two 3.86 m x 3.76 m (12'8" x 12'4")**

Built in double fronted wardrobe. Hot air vent. Coved ceiling. Inset ceiling spotlights. Two UPVC double glazed windows, side aspects. UPVC double glazed door to a Juliet Balcony. Door to the En-Suite.

**En-Suite Shower Room 3.13m (10'3") x 1.94m (6'4")**

Comprising double width shower cubicle with wall mounted shower in situ, tiled surround. Coupled his & hers wall mounted wash basins & a low flush WC. Extractor fan. Heated towel rail. Shaver point. Vinyl flooring. Coved ceiling. Inset ceiling spotlights. Frosted UPVC double glazed window, rear aspect.



**Bedroom Three 2.95 m x 2.69 m (9'8" x 8'10")**

Built in cupboard. TV point. Hot air vent. Hatch to roof space. Coved ceiling. UPVC double glazed door to the rear garden.

**Bedroom Four 2.95 m x 2.62 m (9'8" x 8'7")**

Built in cupboard. TV point. Hot air vent. Coved ceiling. UPVC double glazed door to the rear garden.

**Family Bathroom 3.20m (10'6") x 1.95m (6'5")**

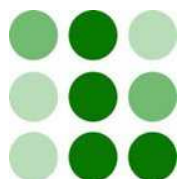
four piece white suite comprising a bath with tiled surround. Corner shower cubicle with wall mounted shower in situ, tiled surround. Pedestal wash basin. Low flush WC. Extractor fan. Heated towel rail. Inset ceiling spotlights. Vinyl flooring. Coved ceiling. UPVC double glazed window, front aspect



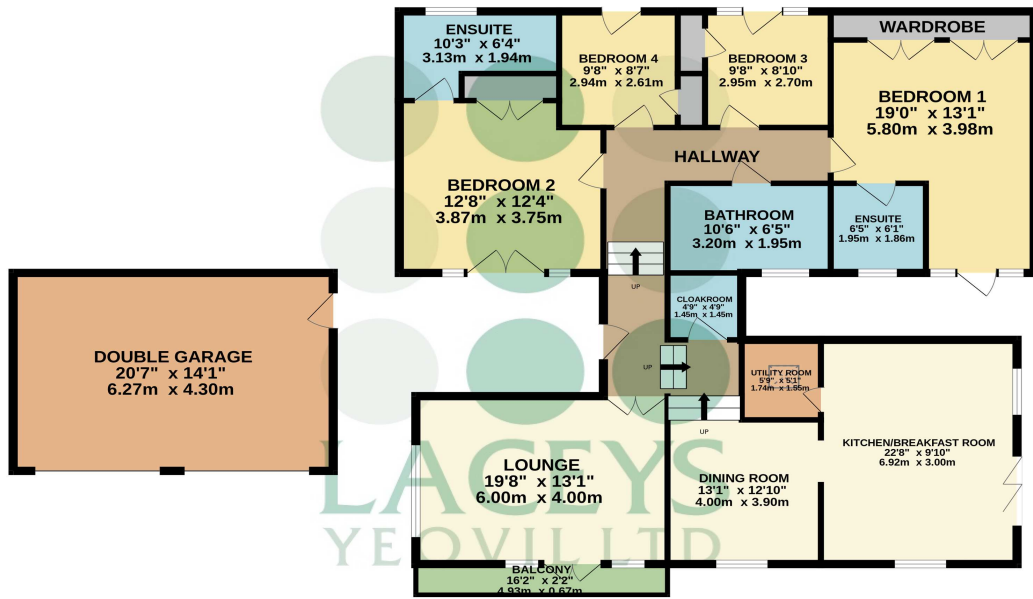
**Outside**

The rear garden is made up of three main split levels, the first section is a paved patio area that extends the width of the property, outside light, steps to both sides lead up to the second section which comprises a nice sized lawn area, again two sets of steps up from here to the top section which is a decked area with a lovely outlook. To both sides of the property there are further paved patio areas, outside lights. Outside tap. Further lawn sections too.

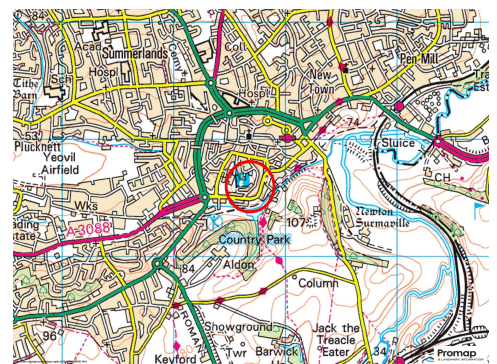
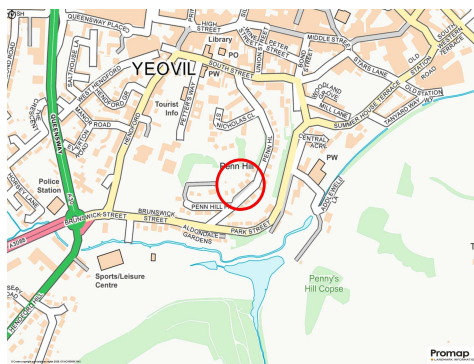
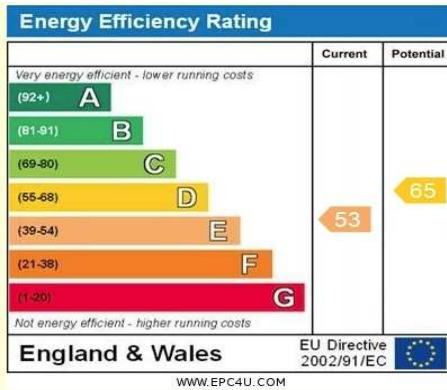
To the front the property has a paved drive which provides access to the **Double Garage 6.27m (20'7") x 4.30m (14'1")** - Two up & over doors, power & lighting in situ, also houses the hot air heating boiler. There is also an additional parking area to the front. Steps up from the drive to both sides of the property, one set leads to the side/front door. Built in storage area. Outside light.



## 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 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* - F - There is an improvement indicator listed next to this property which therefore means the Council Tax Band may be reassessed upon sale.
- *Asking Price* - Guide Price £550,000
- *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* - 4 Bedroom 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* - Gas Hot Air Heating, boiler located in the garage, hot water tank located in the airing cupboard in the Entrance Hall. Two Woodburners in Situ. Underfloor heating to the Kitchen & Utility.
- *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* - Double 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) - E

## **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 26/01/2026. 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.