



Heather Way, Yeovil, Somerset, BA22 8DZ

Guide Price £325,000

Freehold

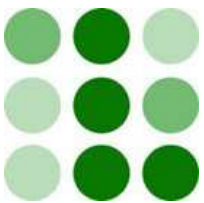
A very well presented three bedroom, two reception room detached family home set in this popular residential location. The home benefits from gas central heating, UPVC double glazing, cloakroom, conservatory, enclosed rear garden, workshop/shed, detached garage and off road parking. Internal viewing is a must.

 **LACEYS**  
**YEOVIL LTD**



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

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



44 Heather Way, Yeovil, Somerset, BA22 8DZ



- A Very Well Presented Three Bedroom Detached Family Home
- Popular Residential Location
- Two Reception Rooms
- Gas Central Heating
- UPVC Double Glazing
- Conservatory
- Cloakroom
- Enclosed Rear Garden
- Detached Garage
- Large Shed/Workshop

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:

#### **Porch**

Upon entering the property you are greeted with a generous porch which provides the perfect space to kick off shoes. A door opens to the hallway

#### **Hallway**

Doors open to the cloakroom and sitting room with an opening leading to the kitchen. Stairs provide access to the first floor landing with a storage cupboard underneath. There is a ceiling light point and a radiator.

#### **Cloakroom**

Fitted with a low level WC and a small wash basin with mixer tap and vanity unit beneath along with work surface either side. There is a chrome heated towel rail, a ceiling light point and a front facing double glazed window.

#### **Sitting Room 3.40 m x 3.29 m (11'2" x 10'10")**

A double glazed window overlooks the front of the property. There is a radiator and a decorative light fitting. A large opening leads to the dining room.

#### **Dining Room 2.73 m x 2.68 m (8'11" x 8'10")**

Conveniently positioned between the sitting room and conservatory. There is a decorative light fitting and a radiator.

#### **Conservatory 3.22 m x 2.82 m (10'7" x 9'3")**

A useful additional space to sit which enjoys a pleasant outlook over the rear garden. There are built in storage cupboards, a decorative light fitting and double doors which open to the garden.

#### **Kitchen 3.55 m x 2.58 m (11'8" x 8'6")**

Fitted with a good selection of wall, base and drawer units with work surfaces above. There is a glass display cabinet, open shelving and an inset sink with mixer tap which is positioned under the rear facing double glazed window. There is a built in oven and hob with extractor hood above and a built in dishwasher. There is spot lighting, under unit lighting and plinth lighting. Space is available for a washing machine, tumble dryer and a small fridge/freezer. The gas fired boiler can be found in here and a door opens to the garden.

#### **Landing**

Doors open to all three bedrooms and the airing cupboard which houses the hot water cylinder. There is a side facing double glazed window, a ceiling light point and a radiator. A loft hatch provides access to the loft.

#### **Bedroom One 3.83 m x 3.40 m (12'7" x 11'2")**

A good size double bedroom with two rear facing double glazed windows one of which is obscured. There is a radiator and a ceiling light point.

#### **Bedroom Two 3.01 m x 3.01 m (9'11" x 9'11")**

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

#### **Bedroom Three 1.87 m x 1.86 m (6'2" x 6'1")**

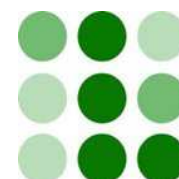
A single room with a front facing double glazed window, a radiator and a ceiling light point.

#### **Family Bathroom**

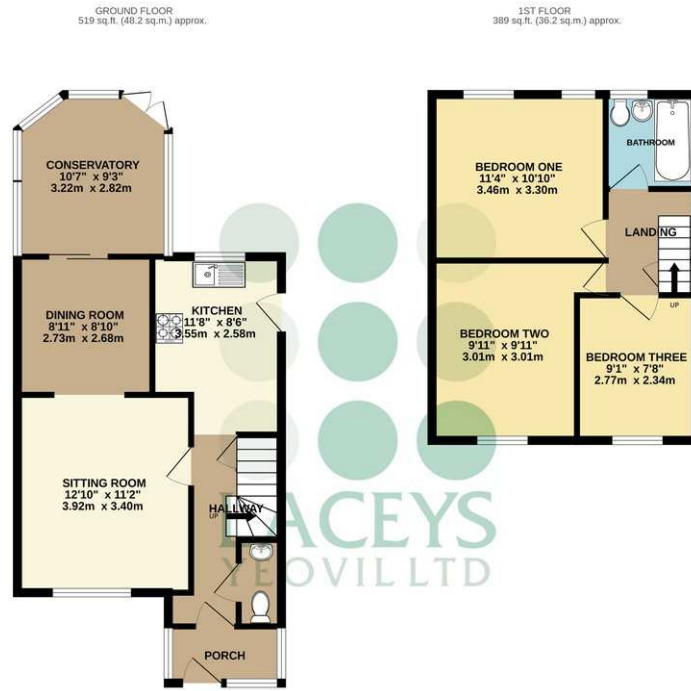
Fitted with a panel enclosed bath with electric shower above and folding screen to side, a low level WC and a pedestal wash hand basin. There is rear facing obscured double glazed window, an extractor fan and a heated towel rail.

#### **Outside**

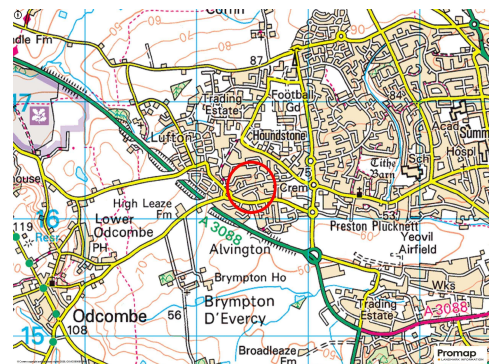
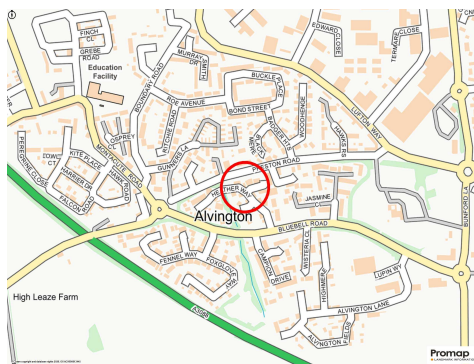
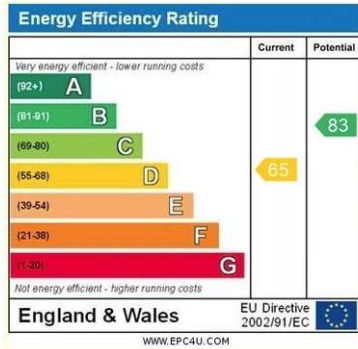
The property sits nicely back from the road with an open plan front garden being mainly laid to shingle with a low level brick built wall with railings to one side with a driveway for two cars in tandem leading to the single garage with up and over door power and light. The rear garden has also been designed with ease of maintenance in mind with a good size area of decking perfect for al-fresco dining and a large area of shingle. There is gated side access and a substantial workshop/shed with power and light.



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TOTAL FLOOR AREA: 908 sq.ft. (84.3 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and do not necessarily correspond to any one particular part of the premises. The floorplan is a guide only and prospective purchasers should verify all measurements and specifications by inspection. The services, systems and appliances shown have not been tested and no guarantee is given for their operation 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

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 applicable in all circumstances**

## 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 £325,000
- 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 - 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 metered
- Sewerage - Mains
- Heating - Gas Central Heating- Boiler in kitchen and tank in airing cupboard.
- 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 - Driveway Parking & Single Garage

**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 - Restricted Covenants include; Not to keep any poultry or pigeons or other similar birds on the property. Not to keep any caravan or sailing vessel upon the property except without the approval of the transferor or its successors in title and to keep any caravan authorised suitably screened and so as not to cause any damage annoyance or disturbance to the transferor and the adjoining and neighbouring occupiers. Not to keep or permit to be kept any motor vehicle on the property otherwise than in the garage or on a designated parking space. Property to be used as a private dwelling house only. Not to carry on any trade or business.
- 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 considered to be at Very Low Risk of River, Sea and 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) - 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 31/03/2026. 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.