



Mudford Road, Yeovil, Somerset, BA21 4AB

Guide Price £425,000

Freehold

A well proportioned and well presented four bedroom, two reception room detached family home set in a tucked away position in this popular & convenient residential location, within easy reach of local amenities. The home benefits from gas central heating, double/triple glazing, cloakroom, modern kitchen, enclosed rear garden and off road parking.

 **LACEYS
YEOVIL LTD**



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42a Mudford Road, Yeovil, Somerset, BA21 4AB



- A Well Proportioned & Well Presented Four Bedroom Detached House
- Two Reception Rooms
- Tucked Away Position, Popular Location
- Gas Central Heating
- UPVC Double/Triple Glazing
- Enclosed Rear Garden
- Off Road Parking
- Viewing Advised To Fully Appreciate This Home

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

Double glazed front door to the Entrance Lobby.

Entrance Lobby

Parquet flooring. Door to the Lounge.

Lounge 5.77 m x 3.96 m (18'11" x 13'0")

Two radiators. TV point. Coved ceiling. Dimmer switch. UPVC triple glazed window, front aspect. Double opening glazed doors to the Dining Room.

Dining Room 4.95 m x 4.22 m (16'3" x 13'10")

Two radiators. Tiled floor. Built in understairs storage cupboard. Coved ceiling. Throughway to the Rear Lobby. UPVC double glazed sliding patio doors to the Rear Garden. Glazed door to the Kitchen.

Rear Lobby

Built in cupboards, one of which houses the Baxi boiler. Tiled floor. Coved ceiling. Door to the Cloakroom. Stairs up to the Landing. UPVC double glazed door to the Rear Garden.

Cloakroom

Comprising low flush WC. Vanity sink unit. Extractor fan. Tiled floor. Coved ceiling.

Kitchen 4.04 m x 2.72 m (13'3" x 8'11")

Well fitted modern Kitchen comprising inset single drainer, single sink unit with mixer tap, rolltop worksurfaces with a good range of cupboards & drawers below. Built in double oven, hob with extractor hood above. Integrated washing machine, dishwasher and fridge/freezer. Wall mounted cupboards. Tiled floor. Inset ceiling spotlights. UPVC triple glazed window, front aspect. Frosted UPVC triple glazed door to the Driveway.

Landing

Built in airing cupboard which houses the hot water tank. Hatch to loft space. Deluxe vinyl flooring. UPVC triple glazed window, side aspect. Doors to all Bedrooms & the Bathroom.

Bedroom One 4.22 m x 3.99 m (13'10" x 13'1")

Built in triple fronted wardrobes. Radiator. Two UPVC triple glazed windows, both front aspects.

Bedroom Two 3.84 m x 3.17 m (12'7" x 10'5")

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

Bedroom Three 4.09 m x 2.77 m (13'5" x 9'1")

Radiator. TV point. Coved ceiling. Two UPVC triple glazed windows, both front aspects.

Bedroom Four 2.92 m x 2.26 m (9'7" x 7'5")

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

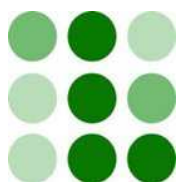
Bathroom

White suite comprising bath with a wall mounted electric shower above, tiled surround. Vanity sink unit. Low flush WC. Upright heated towel rail. Extractor fan. Deluxe vinyl flooring. Inset ceiling spotlights. Frosted UPVC triple glazed window, side aspect.

Outside

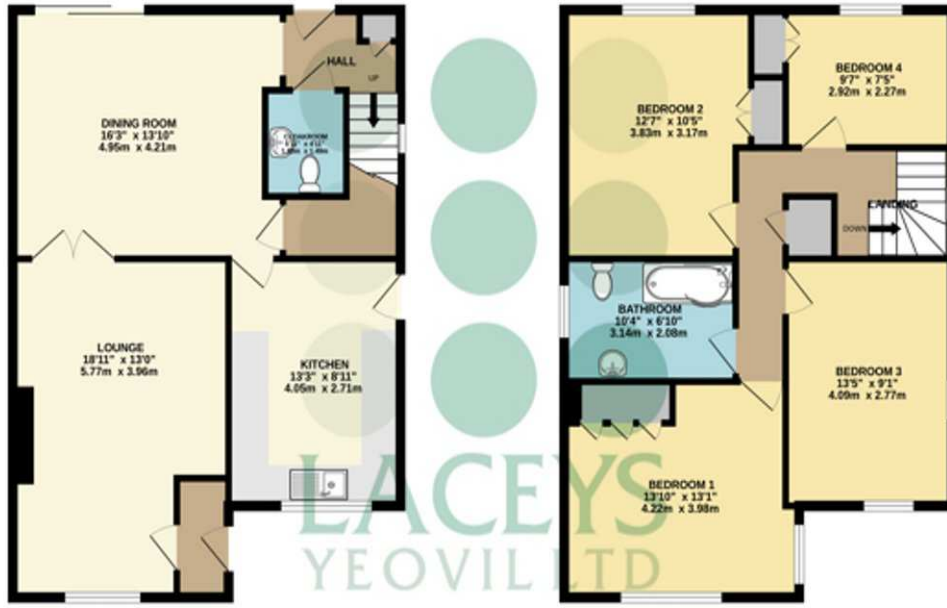
To the rear there is an enclosed garden that comprises of a two tiered paved patio seating area, lawn section with a range of mature shrubs & plants in situ. Timber garden shed. The garden is bounded by walling & fencing, timber gate provides side access from the drive.

To the front the driveway provides off road parking for multiple vehicles, raised gravelled borders. The area is bounded by walling & fencing.



GROUND FLOOR

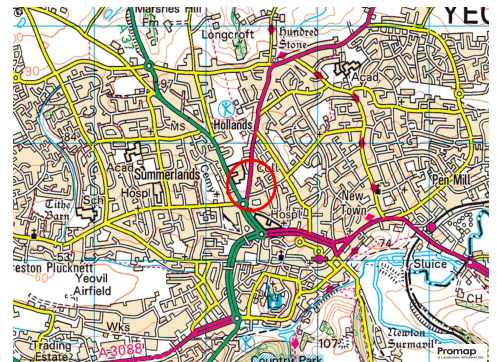
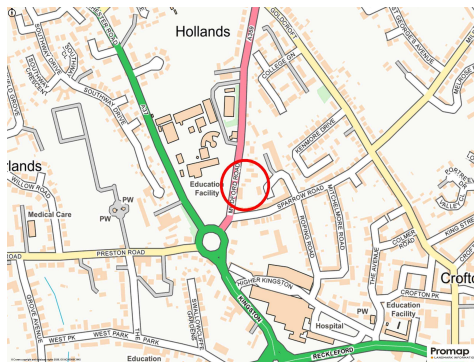
1ST FLOOR



TOTAL FLOOR AREA : 1385sq.ft. (128.7 sq.m.) approx.
 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 for any prospective purchase. 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 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

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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 £425,000
- *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 Central Heating, Baxi boiler located in the cupboard in the Inner Lobby, hot water tank located in the airing cupboard on the Landing.
- *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* - 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) - C

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 01/07/2026. 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.