

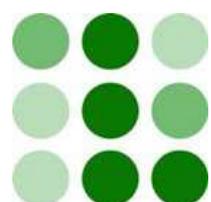


Tintagel Road, Yeovil, Somerset, BA21 3RE

Guide Price £186,200

Freehold

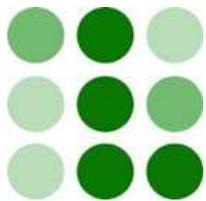
This good size end of terrace house is situated in a popular residential location in the north west of Yeovil and is offered to the market with no forward chain. As you enter the property you are greeted with a small porch with store cupboard, a sizeable entrance hallway and a sitting room with an opening leading to the kitchen/dining room. Upstairs there are two double bedrooms and the family bathroom whilst outside there is a low maintenance rear garden and off street parking to the front.

 **LACEYS**  
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83 Tintagel Road, Yeovil, Somerset, BA21 3RE



- End Of Terrace House
- Two Bedrooms
- Family Bathroom
- Hallway
- Sitting Room
- Kitchen/Dining Room
- Enclosed Rear Garden
- Driveway Parking
- Gas Central Heating & Double Glazed (except Porch which is single glazed)
- 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:

#### **Porch**

As you enter the property you are greeted with a small porch which has a ceiling light and doors which open to the hallway and store cupboard.

#### **Hallway**

The hallway could easily accommodate a desk if required and has stairs leading to the first floor landing and a door which opens to the sitting room. There is track spot lighting and a radiator with a shelf above.

#### **Sitting Room 3.51 m x 3.10 m (11'6" x 10'2")**

A double glazed window overlooks the front of the property. There is a decorative light fitting and a radiator. An arch leads to the dining area.

#### **Kitchen/Dining Room 5.00 m x 2.51 m (16'5" x 8'3")**

The well equipped kitchen offers a good selection of wall, base and drawer units with work surfaces above. There is a display unit, a built electric oven and grill and inset gas hob with extractor hood above. There is a built in dishwasher and space is available for a fridge/freezer and a washing machine. The one and a quarter bowl sink with mixer tap is situated under the rear facing double glazed window and there is spot lighting. The dining area could easily accommodate both a table and chairs with a double glazed window overlooking the garden and a door providing access. There is a radiator and a decorative light fitting.

#### **Landing**

Doors open to both bedrooms and the family bathroom. There is a radiator and a ceiling light point.

#### **Bedroom One 3.96 m x 2.71 m (13'0" x 8'11")**

A good size double bedroom with a radiator and a ceiling light point. A double glazed window overlooks the front of the property and there is a cupboard which houses the gas fired combi boiler.

#### **Bedroom Two 3.36 m x 3.06 m (11'0" x 10'0")**

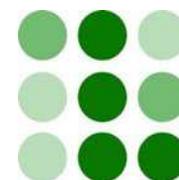
The second bedroom is also a double room with a radiator and a ceiling light point. A double glazed window overlooks the rear garden.

#### **Bathroom**

Fitted with a p-shaped panel enclosed bath with telephone style mixer tap with shower attachment. There is an additional shower over the bath and a screen to the side a concealed cistern WC with a basin and vanity unit alongside. There is an obscured rear facing double glazed window, a heated towel rail, recessed spot lighting and an extractor fan.

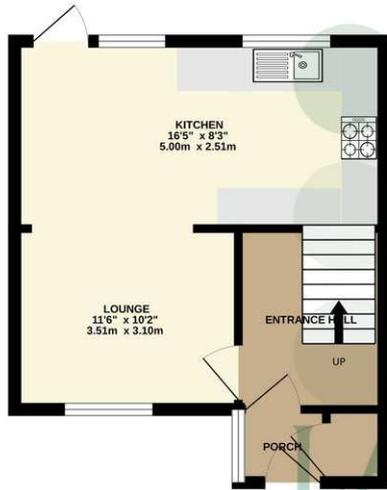
#### **Outside**

At the front of the property there is ample parking on the driveway which is laid to shingle whilst to the rear there is a fully enclosed low maintenance garden which is laid to patio with two sheds and a low level storage container. There is gated rear access.



# 83 Tintagel Road, Yeovil, Somerset, BA21 3RE

GROUND FLOOR  
299 sq.ft. (27.8 sq.m.) approx.



1ST FLOOR  
319 sq.ft. (29.6 sq.m.) approx.



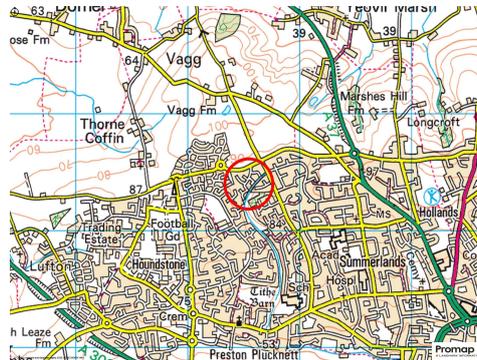
TINAGEL

TOTAL FLOOR AREA: 619 sq.ft. (57.5 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 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	71	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive	2002/91/EC



**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 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 £186,200
- 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
- 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- 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

### **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 -Not to use the premises other than as a private dwellinghouse. Not to carry on any trade or business. Not to station on the premises any caravan tent or other mobile dwelling intended for human habitation. A right of way on foot only at all times and for all purposes over the footpath situate on the adjoining land of the council shown coloured green hatched red on the said plan subject to the payment of a fair proportion of the expense of maintaining and keeping such footpath in repair.

We'd recommend you review the Title/deeds of the property with 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) -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 27/01/2026. 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.