



Welland Road, Yeovil, Somerset, BA21 5NR,
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Guide Price £140,000

Freehold

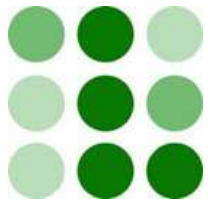
Cash Buyers only. This three bedroom end of terraced house is offered to the market with no forward chain and offers accommodation including an entrance hallway, sitting room, kitchen/breakfast room and a ground floor wet room whilst on the first floor there are two double bedrooms, a single bedroom and the family bathroom. The property occupies a corner plot with a generous garden to the side and rear. Gas Centrally Heated & Double Glazed.

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43 Welland Road, Yeovil, Somerset, BA21 5NR



- Cash Buyers Only
- End Of Terrace House
- Three Bedrooms
- Ground Floor Wet Room & First Floor Bathroom
- No Forward Chain
- Double Glazed & Gas Centrally Heated
- Large Corner Plot Garden

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:

Entrance Hallway

As you enter the property you are greeted with an entrance hallway which has doors opening to the sitting room and wet room. There is an opening to the kitchen and stairs which provide access to the first floor landing. There is a ceiling light point and a cupboard which houses the gas fired combination boiler.

Sitting Room 4.39 m x 3.32 m (14'5" x 10'11")

A double glazed window overlooks the front of the property. There is a radiator and a ceiling light point.

Kitchen/Breakfast Room 4.38 m x 3.23 m (14'4" x 10'7")

Fitted with a selection of wall and base units with drawers and work surfaces above. There is space for a cooker with space available for two under unit appliances and a fridge/freezer. The stainless steel sink with mixer tap is conveniently situated under the rear facing double glazed window. There is a strip light and a door which opens to the rear garden.

Wet Room

Double glazed windows face the side and rear. There is a rainfall style shower with hand held attachment and a low level WC. There is an enclosed ceiling lamp and a radiator.

First Floor Landing

Doors open to the bathroom and two of the bedrooms with an opening leading to Bedroom Three. There is a side facing double glazed window and a ceiling light point.

Bedroom One 3.90 m x 3.45 m (12'10" x 11'4")

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

Bedroom Two 4.13 m x 2.67 m (13'7" x 8'9")

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

Bedroom Three 2.74 m x 2.40 m (9'0" x 7'10")

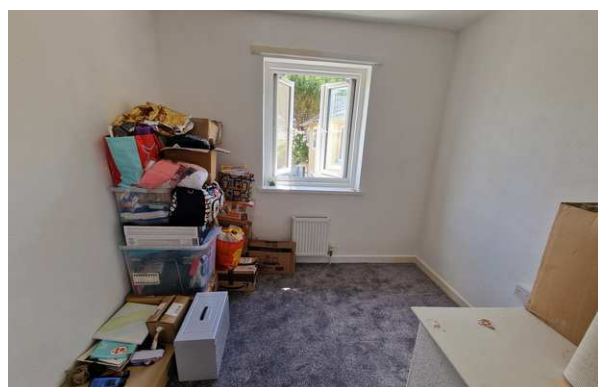
A single room with a front facing double glazed window, a radiator and a ceiling light point.

Bathroom

Fitted with a panel enclosed bath with thermostatically controlled tap and shower attachment, pedestal wash basin and a low level WC. There is an enclosed ceiling lamp, two rear facing obscured double glazed windows and a radiator.

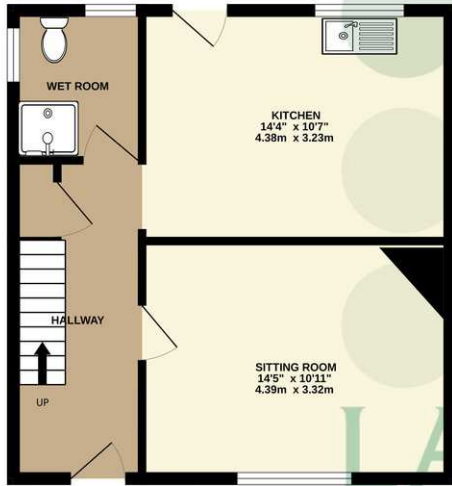
Outside

The property occupies a corner plot which is accessible by footpath only with an area of lawn and mature shrubs to the front with a pathway/ ramp leading to the front door and rear garden gate. The rear garden is large and is mainly laid to lawn with mature shrubs and plants.

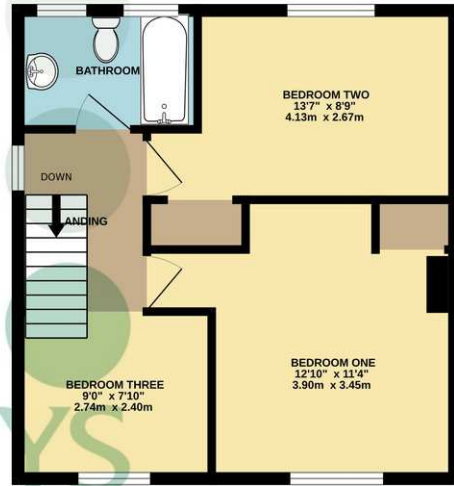


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GROUND FLOOR
425 sq.ft. (39.5 sq.m.) approx.



1ST FLOOR
427 sq.ft. (39.7 sq.m.) approx.

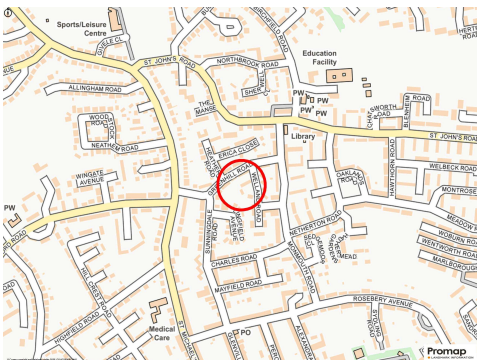


TOTAL FLOOR AREA: 853 sq.ft. (79.2 sq.m.) approx.

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 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

In compliance with the Digital Markets, Competition and Consumers Act 2024

Material Information applicable in all circumstances

- Council Tax Band - A
- Asking Price - Guide Price £140,000
- 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

Cash Buyers Only- Please Note

From our local knowledge, we have assumed that the property was a Non-Traditional Reema-type Precast Reinforced Concrete (PRC) home, a form of construction deemed defective by housing legislation in the 1980s. We believe that the property was repaired in about 2010 by Yarlinton Housing Group (now part of Abri), under the Non-Traditional Homes Appraisal Scheme (NTHAS) which involved an assessment as to the structural integrity of the PRC elements, undertaking any necessary repairs, and then insulating and cladding with External Wall Insulation to protect the original PRC structure from the elements. This repair scheme was initially approved by most of the major lenders, but in subsequent years many lenders decided they only wanted to lend on Certified repairs that removed ALL the PRC elements. Either way, as this property has no official Certification as to the repair undertaken, it is highly unlikely to be accepted as security against a mortgage, and is therefore only suitable for CASH purchasers, and priced accordingly.

Material Information to assist with making informed decisions.

- Property Type - End Of Terrace House
- Property Construction - Was Non-standard construction and we believe property repaired in 2010 under the Non- Traditional- Homes Appraisal Scheme. No official certificate available- full details below.
- 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- combi boiler- cupboard in hallway.
- 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 Parking comes with this property. On Street Parking is 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 - 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. Not to keep or suffer or be done or kept on the premises any act or thing which may be or become a nuisance to the council or occupiers or owners. Jointly with the owner(s) of the adjoining premises to maintain in good order and repair the footpath coloured yellow on the said plan and to bear one half of the cost of repairing the said footpath.

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

- 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) -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 24/06/2026. 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.