



Wingate Avenue, Yeovil, Somerset, BA21 4QH

Guide Price £220,000

Freehold

This three bedroom semi-detached home occupies a corner plot and is offered for sale with no forward chain. The accommodation includes an entrance hallway, dual reception room, fitted kitchen, rear lobby, stores and WC. Upstairs there are two double bedrooms, a single room and family bathroom. The garden extends to the front side and rear of the property with driveway parking to the side leading to the garage.

 **LACEYS
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2 Wingate Avenue, Yeovil, Somerset, BA21 4QH



- Three Bedroom Home
- Semi-Detached Home
- Driveway Parking & Garage
- Corner Plot
- No Forward Chain
- Electric Storage Heating
- Majority Double Glazed
- Front, Side & Rear Gardens

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 kitchen. Stairs provide access to the first floor landing. There is a night storage heater, a side facing double glazed window, a wall lamp and a ceiling light point.

Sitting/Dining Room

A spacious twin aspect room with a feature fireplace, double glazed front facing bay window, two night storage heaters and sliding patio doors opening to the rear garden. A door opens to the kitchen and there are two ceiling light points.

Sitting Room 4.36 m x 3.68 m (14'4" x 12'1")

Dining Room 3.53 m x 3.19 m (11'7" x 10'6")

Kitchen 3.19 m x 2.30 m (10'6" x 7'7")

Fitted with a selection of wall and base units with drawers and work surfaces above. There is a stainless steel sink which is conveniently situated under the side facing double glazed window and space is available for a cooker with extractor hood above. Doors open to the sitting/dining room, hallway and rear lobby.

Rear Lobby/Stores & WC

A door opens to the front and a further door opens to the rear garden. Doors open to two stores and a WC.

First Floor Landing

Doors open to all three bedrooms and a storage cupboard. There is a double glazed window to the side, a ceiling light point and access is available to the loft.

Bedroom One 3.85 m x 2.85 m (12'8" x 9'4")

A double room with a cupboard housing the hot water cylinder. A large double glazed window overlooks the front of the property and there is a ceiling light point.

Bedroom Two 4.31 m x 3.11 m (14'2" x 10'2")

A further double bedroom with a double glazed window overlooking the rear garden and a ceiling light point.

Bedroom Three 2.72 m x 2.62 m (8'11" x 8'7")

A single room with a double glazed window overlooking the front of the property. There is a built in storage cupboard over the stairs and a ceiling light point.

Bathroom

Fitted with a panel enclosed bath with electric shower over, a pedestal wash basin and a low level WC. There is an obscured double glazed window, a ceiling light point, mirror fronted cabinet and glass shelf.

Outside

The property sits comfortably on a corner plot with mature trees offering a good degree of privacy. There are areas of lawn to the front and side and a historic pond (currently empty). A pathway leads to the front door and rear lobby. A driveway leads to the **SINGLE** garage which has a personal door to the rear leading to the rear garden. The rear garden is mainly laid to patio with steps and a pathway leading through the garden. There are a selection of plants.



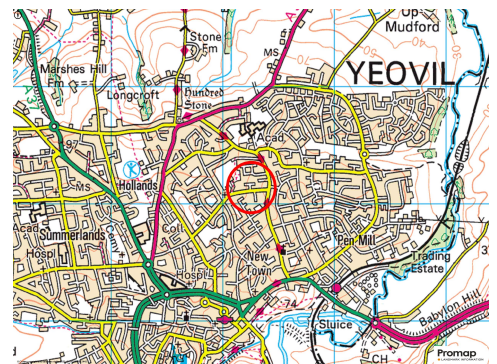
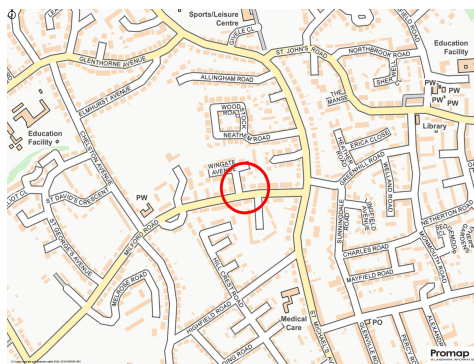
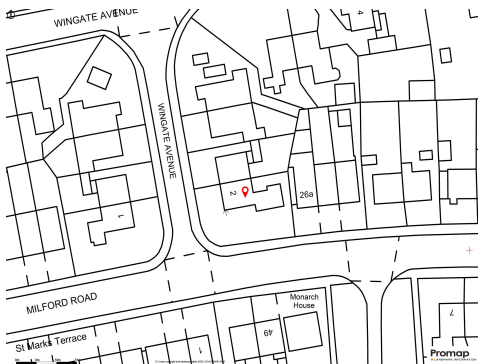
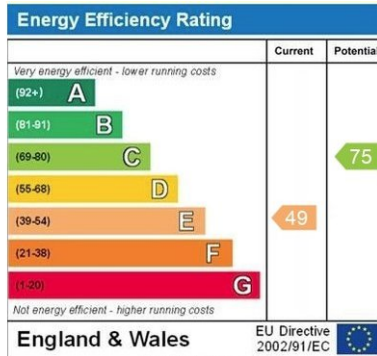
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GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for guidance 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.

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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 - B
- Asking Price - Guide Price £220,000
- 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 -Semi-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 -Partial Night Storage Heating
- 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 & 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 - Property is to be used as a private dwellinghouse. Not to carry out any trade or business. Not to station on the property any tent or other movable dwelling used or intended or adapted for use for human habitation or any caravan.
- More covenants in place refer to your solicitor.

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 at Very Low Risk of River, Sea & 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) -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 14/10/25. 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.