

Magna Close, Yeovil, Somerset, BA21 5RT

Guide Price £190,000

Freehold

A well proportioned three bedroom end of terrace family home set in a tucked away position, in this convenient location. The home benefits from gas central heating, UPVC double glazing, cloakroom, conservatory and an enclosed rear garden. Also the added benefit of No Onward Chain.

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The Property Ombudsman



64 Magna Close, Yeovil, Somerset, BA21 5RT







- A Well Proportioned Three Bedroom End Of Terrace Family Home
- Tucked Away Position
- Convenient Location
- Two Reception Rooms
- Conservatory
- Cloakroom
- Gas Central Heating
- UPVC Double Glazing
- Enclosed Rear Garden
- No Onward 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 425 115.**



Accommodation Comprises
Frosted UPVC double glazed front door to the Entrance Lobby - Glazed inner door to the Entrance Hall.

Entrance Hall
Radiator. Two built in storage cupboards. Understairs recess. Stairs up to the Landing. Doors to the Cloakroom & Lounge.

Cloakroom
Comprising low flush WC. Wall mounted wash basin. Extractor fan. Vinyl flooring.

Lounge 4.22 m x 3.58 m (13'10" x 11'9")
Radiator. TV point. Phone point. UPVC double glazed window, front aspect. Throughway/Opens in to the Dining Area.



Dining Area 3.48 m x 3.30 m (11'5" x 10'10")
Radiator. Sliding patio door to the Conservatory. Door to the Kitchen.

Conservatory 3.02 m x 2.95 m (9'11" x 9'8")
Tiled floor. Wall mounted electric panel heater. UPVC double glazed, double opening doors to the Rear Garden.

Kitchen 3.40 m x 3.40 m (11'2" x 11'2")
Comprising inset single drainer, 1 1/2 bowl sink unit with mixer tap, tiled surround and rolltop worksurface with cupboards & drawers below. Recess for cooker. Recess for washing machine, plumbing in place. Space for upright fridge/freezer. Wall mounted cupboards. Built in larder cupboard. Vinyl flooring. UPVC double glazed window, rear aspect. Frosted UPVC double glazed door to the Rear Garden.



Landing
Two built in storage cupboards, one houses the Worcester combi boiler. Hatch to loft space. Higher level UPVC double glazed window, side aspect. Doors to all three Bedrooms & the Shower Room.

Bedroom One 3.58 m x 3.23 m (11'9" x 10'7")
Radiator. Phone point. UPVC double glazed window, front aspect.

Bedroom Two 3.56 m x 3.15 m (11'8" x 10'4")
Radiator. Built in storage cupboard. UPVC double glazed window, rear aspect.

Bedroom Three 2.72 m x 2.69 m (8'11" x 8'10")
Radiator. Built in overstairs cupboard. UPVC double glazed window, front aspect.



Shower Room 2.08 m x 1.75 m (6'10" x 5'9")
Comprising corner shower cubicle with a wall mounted Mira Zest electric shower in situ, tiled surround. Pedestal wash basin. Low flush WC. Heated towel rail. Vinyl flooring. Frosted UPVC double glazed window, rear aspect.

Outside
To the rear there is an enclosed low maintenance garden comprising of paved and gravelled areas. Flowerbed to one side with various shrubs in place, Timber garden shed. Outside tap. Outside light. The garden is bounded by fencing with a timber gate providing rear access.

To the front there is a gravelled garden with various shrubs in situ. Concrete path to the front door. Outside light.

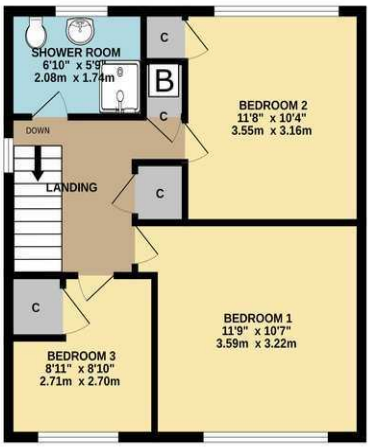
A short walk from the home there are communal and on road parking areas available.

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GROUND FLOOR

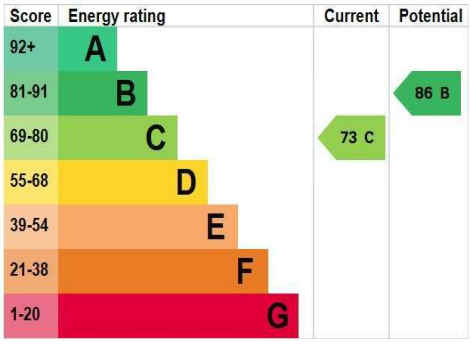


1ST FLOOR



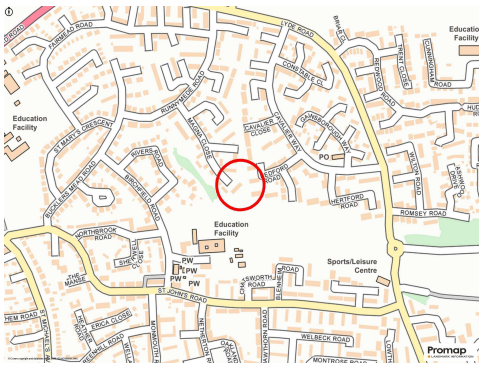
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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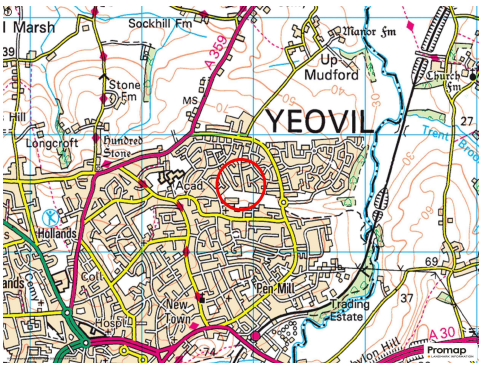












Please Note
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Material Information

Material Information in compliance with the Digital Markets, Competition and Consumers Act 2024.

Material Information applicable in all circumstances

- *Council Tax Band* - B
- *Asking Price* - Guide Price £190,000
- *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.gove.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* - 3 Bedroom End Terraced 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, Worcester combi boiler located in a cupboard on the Landing that also heats the hot water. Electric panel heater in the Conservatory.
- *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* - On Road Parking (Subject to availability).

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. Restricted Covenants include;- Not to use the premises other than as a private dwellinghouse. No trade or business on the premises. Not to station, cause or permit to be stationed on the premises any caravan, tent or other mobile dwelling for human habitation. *More covenants in place refer to your solicitor.
- *Rights and Easement*s - 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 20/10/2026. 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.