

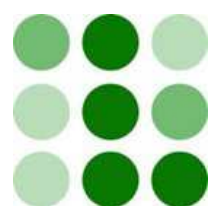


Southway Drive, Yeovil, Somerset, BA21 3ED

£550,000

Freehold

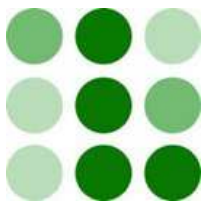
A well proportioned and very well presented five bedroom, two reception room detached family home set in this popular & sought after residential location within easy reach of local amenities. The home benefits from gas central heating, double glazing, utility room, cloakroom, en-suite to main bedroom, lovely enclosed rear garden enjoying good privacy, double garage and off road parking for 2-3 vehicles.

 **LACEYS**
YEOVIL LTD



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68 Southway Drive, Yeovil, Somerset, BA21 3ED



- A Well Proportioned Five Bedroom Detached Family Home
- Very Well Presented Throughout
- Two Reception Rooms
- Sought After Residential Location
- Gas Central Heating & Double Glazing
- En-Suite To Main Bedroom
- Enclosed Rear Garden
- Double Garage
- Off Road Parking For 2-3 Vehicles.

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 Hall.

Entrance Hall

Radiator. Phone point. Tiled floor. Understairs recess. Stairs up to the Landing. Opens up in to the Kitchen/Breakfast Room, doors to the Lounge, Dining Room & Utility Room.

Lounge 4.62 m x 4.19 m (15'2" x 13'9")

Radiator. TV point. Laminate flooring. Coved ceiling. Two UPVC double glazed windows, both rear aspects. UPVC double glazed, double opening doors to the Rear Garden.

Dining Room 3.56 m x 3.33 m (11'8" x 10'11")

Upright radiator. Laminate flooring. Coved ceiling. UPVC double glazed, double opening doors to the Rear Garden.

Kitchen/Breakfast Room 6.35 m x 3.63 m (20'10" x 11'11")

Well fitted Kitchen comprising inset 1 1/2 bowl sink unit with fitted hot tap/mixer tap, water softener in situ, rolltop worksurface with a good range of cupboards & drawers below. Built in double oven, built in Microwave and proving draw. Built in hob with extractor above. Integrated dishwasher. Integrated full length fridge & freezer. Wall mounted cupboards. Tiled floor. Inset ceiling spotlights. Radiator. Space for table & chairs. Two UPVC double glazed windows, front & side aspects.

Utility Room 2.69 m x 2.54 m (8'10" x 8'4")

Comprising inset stainless steel single drainer, single sink unit with mixer tap, tiled surround and rolltop work surface with cupboards below. Recesses for washing machine, plumbing in place and a tumble dryer. Wall mounted cupboards. Built in storage cupboard. Radiator. Tiled floor. Coved ceiling. Trail of spotlights. UPVC double glazed window, front aspect. Frosted double glazed door to the drive. Door to the Cloakroom.

Cloakroom

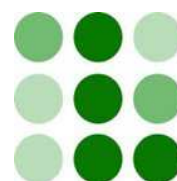
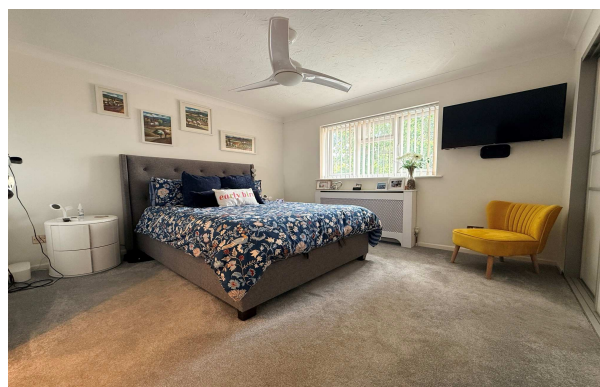
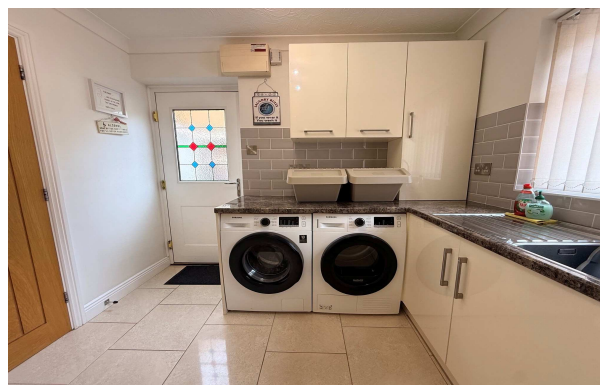
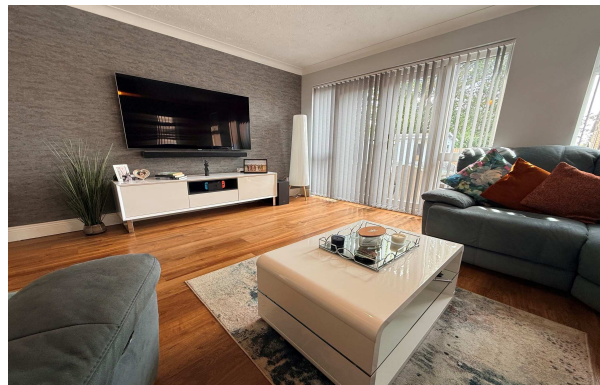
Comprising low flush WC. Vanity sink unit. Radiator. Half tiled walls. Tiled floor. Coved ceiling. UPVC double glazed frosted window, side aspect.

Landing

Radiator. Hatch to loft space. Built in airing cupboard which also houses the Worcester combi boiler. Doors to all five Bedrooms & the Family Shower Room.

Bedroom One 3.60 m x 3.32 m (11'10" x 10'11")

Radiator. Built in triple fronted wardrobe. Coved ceiling. Ceiling light/fan. Dimmer switches. UPVC double glazed window, rear aspect. Sliding door to the En-Suite Shower Room.



En-Suite Shower Room 3.71 m x 1.96 m (12'2" x 6'5")

Modern well fitted Shower Room comprising a double width walk in shower, wall mounted shower, over sized head and tiled surround. His & Hers vanity sink units. Low flush WC. Heated towel rail. Tiled floor. Fully tiled walls. Inset ceiling spotlights. Frosted UPVC double glazed window, side aspect.

Bedroom Two 3.45 m x 3.17 m (11'4" x 10'5")

Radiator. Coved ceiling. Ceiling light/fan. UPVC double glazed window, rear aspect.

Bedroom Three 3.63 m x 2.97 m (11'11" x 9'9")

Radiator. Built in storage cupboard. Coved ceiling. UPVC double glazed window, front aspect.

Bedroom Four 2.41 m x 2.36 m (7'11" x 7'9")

Radiator. Coved ceiling. UPVC double glazed window, front aspect.

Bedroom Five 2.59 m x 2.34 m (8'6" x 7'8")

Radiator. Coved ceiling. UPVC double glazed window, side aspect.

Family Shower Room 3.71 m x 1.73 m (12'2" x 5'8")

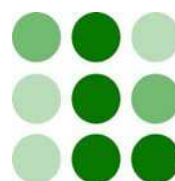
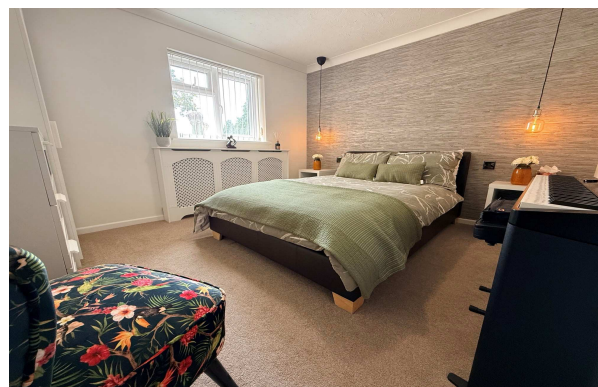
Modern suite comprising a walk in double width shower with a wall mounted shower, over sized head and tiled surround. Wall mounted vanity sink unit. Low flush WC. Heated towel rail. Tiled floor. Fully tiled walls. Inset ceiling spotlights. Frosted UPVC double glazed window, side aspect

Outside

To the rear there is a nice enclosed garden that enjoys a good degree of privacy, the garden comprises a paved seating area that extends the width of the home, a continuation of a pathway leads to a further seating area to the rear of the garden. Astro area to the middle. Good sized Timber Summerhouse with power & lighting in situ. Door provides side/rear access to the Detached Double Garage. The rear garden is bounded by fencing with a timber gate providing access from the driveway.

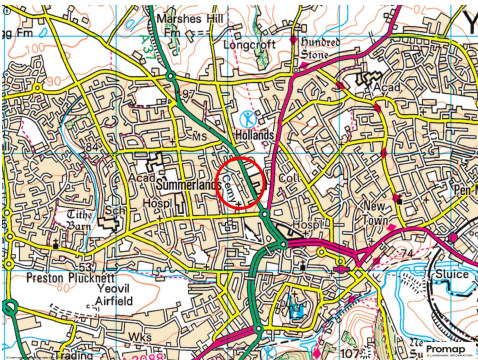
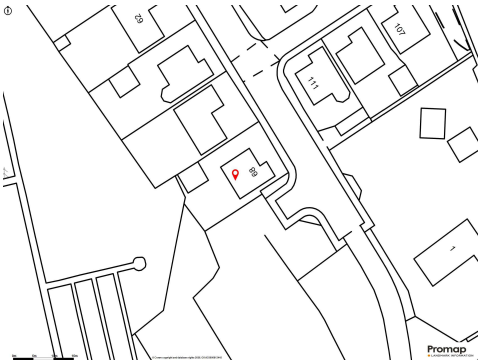
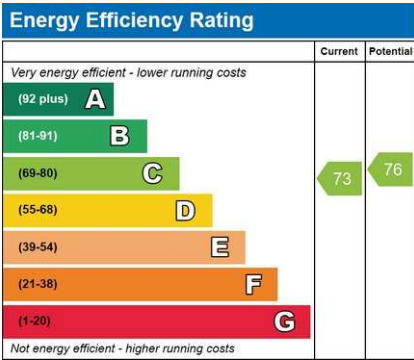
To the front there are gravelled tiered sections, bounded by walling. Paved path & steps lead to the front door, entrance canopy above. Outside light.

To the side of the home a driveway provides off road parking for multiple vehicles & access to the Detached Double Garage - Electric door, power & lighting in situ. EV charging point. Outside tap. Outside lights.





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.
Made with floorplan 6/2025



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* - F
- *Asking Price* - £550,000
- *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 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 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* - 5 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, on a meter.
- *Sewerage* - Mains
- *Heating* - Gas Central Heating, Worcester combi boiler located in the airing cupboard on the Landing that also heats the hot water.
- *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* - Double Garage & 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 19/08/2026. 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.