

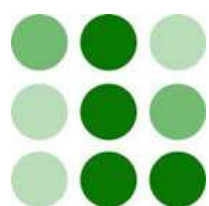


Beer Street, Yeovil, Somerset, BA20 2AE

Guide Price £120,000

Freehold

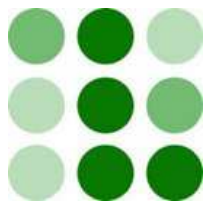
A two bedroom, two reception room end of terrace home in need of renovation throughout set in this convenient location, easy access to the town centre & local amenities. The home benefits from an enclosed rear garden. No Onward Chain.

 **LACEYS
YEOVIL LTD**



12-14 Hendford, Yeovil, Somerset, BA20 1TE

Tel: 01935 425115 Email: info@laceysyeovil.co.uk



71 Beer Street, Yeovil, Somerset, BA20 2AE



- A Two Bedroom End Of Terrace House
- Renovation Throughout Required
- Two Reception Rooms
- Easy Access To Town Centre
- Close To Local Amenities
- 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 double glazed front door to the Entrance Lobby - Glazed door to the Lounge.

Lounge 4.60 m x 3.07 m (15'1" x 10'1")

Phone point. TV point. Two built in cupboards. Double glazed window, front aspect. Throughway to the Dining Room.

Dining Room 4.55 m x 3.99 m (14'11" x 13'1")

Tiled floor. Stairs up to the Landing. Internal sash window, rear aspect. Throughway to the Kitchen.

Kitchen 2.84 m x 1.78 m (9'4" x 5'10")

Comprising inset stainless steel single drainer, single sink unit with mixer tap, rolltop worksurface with cupboards & draw below. Recess for washing machine, plumbing in place. Space for cooker. Wall mounted cupboards. UPVC double glazed window, rear aspect. Door to the Lean Too.

Lean Too/Conservatory 2.97 m x 2.59 m (9'9" x 8'6")

Tiled floor. Concertina door to the Downstairs WC. UPVC double glazed, double opening doors to the Rear Garden.

Downstairs WC

Low flush WC.

Landing

Hatch to loft space. Doors to both Bedrooms & the Bathroom.

Bedroom One 4.56 m x 3.05 m (15'0" x 10'0")

Radiator. Two double glazed windows, both front aspects.

Bedroom Two 3.99 m x 2.49 m (13'1" x 8'2")

Radiator. UPVC double glazed window, rear aspect.

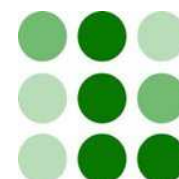
Bathroom 2.13 m x 2.04 m (7'0" x 6'8")

White suite comprising bath with tiled surround. Pedestal wash basin. Low flush WC. Radiator. Frosted UPVC double glazed window, rear aspect.

Outside

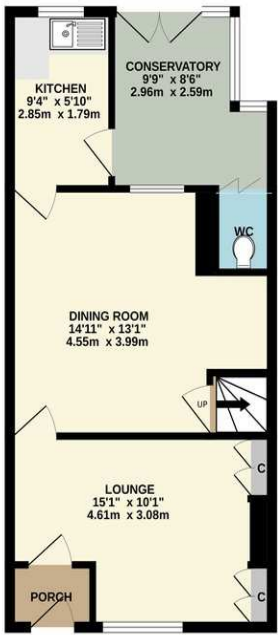
To the rear there is an enclosed garden, comprising of paved areas, various mature shrubs in situ. Timber garden shed. Outside tap. The garden is bounded by fencing, timber gate provides side access (Right of way across the garden for next door to use).

To the front there is a walled garden area, Iron gate provides access.

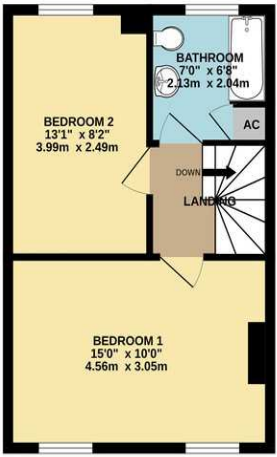


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GROUND FLOOR
474 sq.ft. (44.1 sq.m.) approx.



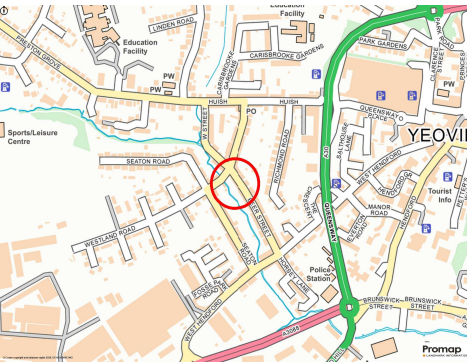
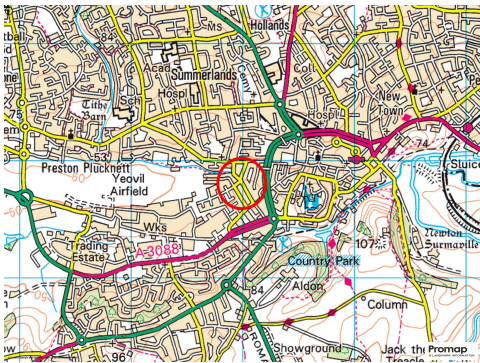
1ST FLOOR
346 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA: 820 sq.ft. (76.2 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here 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		
69-80	C		75 C
55-68	D		
39-54	E	49 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

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 £120,000
- *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* - 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* - 2 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* - Mains Gas, to the property unsure if existing radiators are in working order. Hot water tank located in the Bathroom.
- *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 Street (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.
- *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 MEDIUM RISK from River/Sea (defined as the chance of flooding each year as between 1% to 3.3%) and VERY LOW RISK from Surface Water (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* - 16/03934/FUL - 64 Beer Street Yeovil BA20 2AF - Conversion and two storey side extension of property to form 2 No. flats
- *Accessibility/ Adaptations* - N/A
- *Coalfield Or Mining Area* - N/A

Energy Performance Certificate (EPC Rating) - E

Other Disclosures

The Property is in an Article 4 Area - Article 4 - An "Article 4 Direction" (A4D) in planning law is a mechanism that allows a local council to remove certain permitted development rights for a specific area or property. This means that developments which would normally be permitted without needing planning permission, such as minor alterations or changes of use, now require a planning application and permission from the council.

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 15/09/2026. 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.