

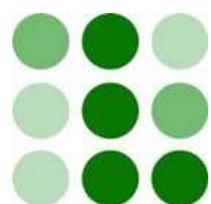


Kestrel Way, Houndstone, Yeovil, Somerset,  
BA22 8ZB

Guide Price £250,000

Freehold

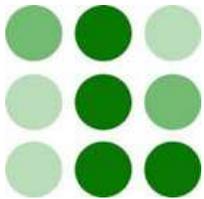
**A three bedroom terraced family home set in a tucked away position in this convenient location close to local amenities. The home benefits from gas central heating, double glazing, cloakroom, enclosed rear garden, garage and off road parking.**

 **LACEYS  
YEOVIL LTD**



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9 Kestrel Way, Houndstone, Yeovil, Somerset, BA22 8ZB



- Three Bedroom Terraced Home
- Kitchen/Dining Room
- Sitting Room
- Cloakroom With Plumbing For Washing Machine
- Family Bathroom
- Enclosed Rear Garden
- Garage & Parking
- Double Glazed
- Gas Central Heating

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 a door opening to the cloakroom and an opening leading to the sitting room. There is a ceiling light point and a radiator.

#### **Cloakroom/Utility**

The cloakroom benefits from having plumbing for a washing machine. There is a wall mounted wash basin with mixer tap with tiled splash back and a low level WC. There is an extractor fan, a radiator and a ceiling lamp.

#### **Sitting Room 4.81 m x 3.95 m (15'9" x 13'0")**

Filled with plentiful natural light the sitting room has double doors opening to the rear garden with a small window alongside. An opening leads to the kitchen. There are two sets of spot lights and a radiator.

#### **Kitchen/Dining Room 5.01 m x 3.11 m (16'5" x 10'2")**

A sociable space which is fitted with a good selection wall, base and drawer units with wood effect work surfaces above. There is a built in oven with gas hob and extractor hood and space is available for a fridge/freezer and washing machine. The stainless steel sink with mixer tap is situated under the rear facing double glazed window. There is a further extractor fan and the gas fired wall mounted combination boiler can be found in here. At the other end of the kitchen there is space for a dining table and chairs with a double glazed window overlooking the front of the property and a useful under stairs cupboard. There are two sets of track spot lights.

#### **First Floor Landing**

Doors open to all three bedrooms, the bathroom and airing cupboard. There is a ceiling light point, a front facing double glazed window and access is available to the loft.

#### **Bedroom One 5.02 m x 2.73 m (16'6" x 8'11")**

A nice size twin aspect double room with double glazed windows facing both the front and rear. There is a built in wardrobe, a ceiling light point and two radiators.

#### **Bedroom Two 3.39 m x 2.07 m (11'1" x 6'9")**

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

#### **Bedroom Three 2.84 m x 2.36 m (9'4" x 7'9")**

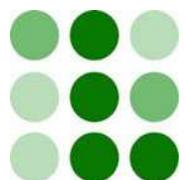
A further single room with a front facing double glazed window, a radiator and a ceiling light point.

#### **Bathroom**

Fitted with a panel enclosed bath with shower over and pole and curtain to side, a pedestal wash basin and a low level WC. There is rear facing obscured double glazed window, a mirror fronted cabinet, shaver point/light, an enclosed ceiling lamp, heated towel rail and an extractor fan.

#### **Outside**

The property sits nicely back from the road and is accessed to the front via a pedestrian pathway. There is an easy to maintain front garden with shrubs whilst to the rear the well established garden offers plenty of variety and interest including a patio, an area of lawn, mature shrubs and bushes. There is a useful shed and gated access leads to the parking space which in turn leads to the single garage which has an up and over door (located under a coach house)



GROUND FLOOR  
430 sq.ft. (40.0 sq.m.) approx.



1ST FLOOR  
432 sq.ft. (40.1 sq.m.) approx.



LACEYS

TOTAL FLOOR AREA : 862 sq.ft. (80.1 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		82	86
		EU Directive 2002/91/EC	



**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**

Photographs are reproduced for general information and it must not be inferred that any item is included for sale / to let with this property. Please note floor plans are not to scale and are for identification purposes only. The photographs used in these particulars may have been taken with the use of a wide angle lens. If you have any queries as to the size of the accommodation or plot, please address these with the agent prior to making an appointment to view.

**Material Information applicable in all circumstances**

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

Material Information applicable in all circumstances

- Council Tax Band - C
- Asking Price - Guide Price £250,000
- Tenure - Freehold
- Garage- Leasehold (under coach house)- Term 125 years from 1st December 2014. Ground Rent Peppercorn and to pay a fair portion of the cost of the insurance/repairs.

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 -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- metered
- Sewerage -Mains
- Heating -Gas Central Heating- combi boiler kitchen
- 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 Parking Space & Single 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 -Not to use the property for any purpose whatsoever other than as a single private dwellinghouse. Not to park at any time on any part of the Estate any caravan boat commercial vehicle trailer or untaxed or dilapidated vehicle and not to carry out repairs to any vehicle at any time. Not to erect any television aerial or satellite dish without obtaining the Transferor's prior consent.

**Material Information that may or may not apply.**

No piano gramophone wireless television loudspeaker radio, record, cd, tape or DVD player or any other mechanical instrument or means of reproduction of sound of any kind shall be played or used nor shall any singing or shouting be done in the property so as to be audible outside the property between the hours of 23:00- 07:00. No bird dog or other animal shall be kept in the property on or the Estate without the transferor's prior written consent. Not to use the car parking space other than for the parking of one motor vehicle with a gross laden weight of more than 1.5 ton.

- 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 considered to be 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) B

**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 04/02/2026. 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.