

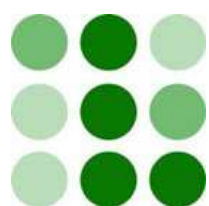


Court Acres, Stoford, Yeovil, Somerset, BA22 9UJ

Guide Price £237,500

Freehold

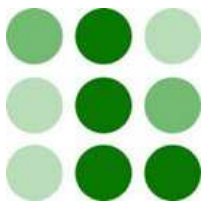
This mature semi-detached bungalow is situated in a cul-de-sac location within the popular village of Stoford. Offered to the market with no forward chain the accommodation includes an entrance lobby, hallway, sitting room, two double bedrooms, shower room, kitchen and rear lobby/utility. There is a low maintenance garden to the rear with a shared driveway leading to the oversized garage with additional garden to the side.

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5 Court Acres, Stoford, Yeovil, Somerset, BA22 9UJ



- Mature Semi-Detached Bungalow
- Offered For Sale With No Forward Chain
- Popular Village Location
- Two Double Bedrooms
- Shower Room
- Low Maintenance Garden
- Shared Driveway Leading To Oversized Garage
- Mostly Double Glazed
- Night Storage 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:

Lobby

Upon entering the property you are greeted with a lobby which provides the perfect space to kick off shoes. A door with side light windows opens to the hallway.

Hallway

Doors open to the sitting room, both bedrooms, kitchen and shower room with further doors opening to two cupboards one of which houses the hot water cylinder. There is access to the loft, a ceiling light point and a night storage heater.

Sitting Room 4.65 m x 4.55 m (15'3" x 14'11")

A large double glazed window overlooks the front of the property and there is a stone fireplace with open fire. There are two enclosed ceiling lamps, spot lights and two night storage heaters.

Kitchen 3.99 m x 2.90 m (13'1" x 9'6")

Fitted with an extensive selection of wall and base units with drawers and work surfaces above. There is an inset hob beneath which there was previously an oven (now a dishwasher). There is also space available for a fridge and washing machine. The sink with mixer tap is positioned under the rear facing double glazed window and a door opens to the rear porch/utility.

Rear Porch/Utility 2.13 m x 1.60 m (7'0" x 5'3")

Windows overlook the rear of the property and a door opens to the rear garden. There is space for two appliances and an enclosed ceiling lamp.

Bedroom One 3.91 m x 3.02 m (12'10" x 9'11")

A generous double room offering a good selection of fitted furniture including wardrobes, over head units and drawers. A large double glazed window overlooks the rear garden. There is a ceiling light point and a night storage heater.

Bedroom Two 3.10 m x 3.02 m (10'2" x 9'11")

A further double room with a front facing double glazed window, built in wardrobe, night storage heater and a ceiling light point.

Shower Room

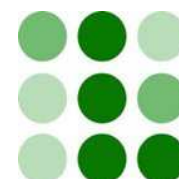
Fitted with a good size shower enclosure with thermostatically controlled shower, a pedestal wash basin and a close coupled WC. There is an enclosed ceiling lamp and a rear facing obscured double glazed window.

Outside

Situated at the end of the cul-de-sac the established front garden offers a great selection of mature shrubs and bushes whilst to the side the shared brick paved driveway leads to the parking area and **OVER SIZED SINGLE GARAGE** 5.03m x 3.68m (16'6" x 12'1") complete with power, light and electrically operated garage door with personal door to the side. Alongside the garage there is a useful garden area which is laid to shingle with a flower bed and raised patio/path. The rear garden has been designed with ease of maintenance in mind and is fully laid to patio with a couple of mature bushes/plants. There is an attractive summerhouse and gated access to the front.

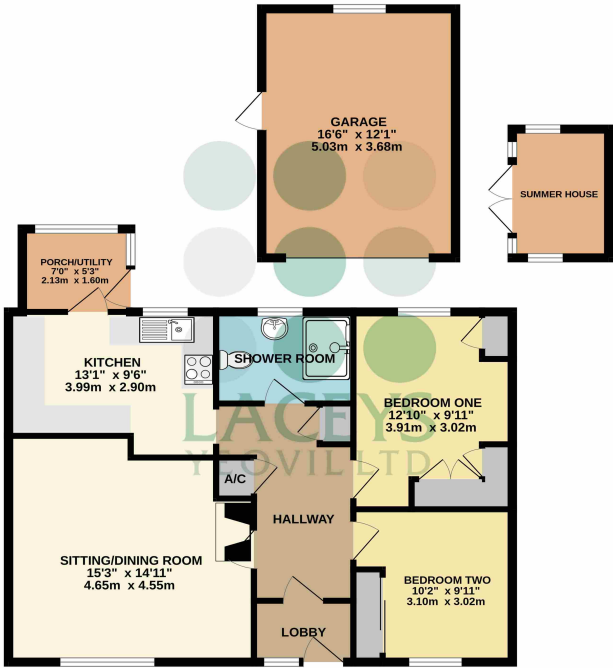
The Village & Surroundings

Within the village of Stoford there is a village green and local pub along with easy access to local countryside walks. On the edge of the village Yeovil Junction railway station can be found with direct rail link to London Waterloo. The local towns of Yeovil and Sherborne can be found approximately 2.5 and 6 miles respectively.

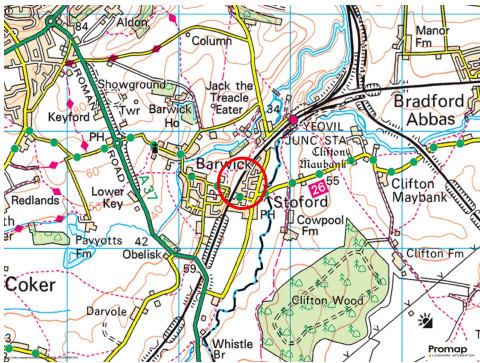


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GROUND FLOOR
1018 sq.ft. (94.6 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	58 D	
39-54	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

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

Material Information applicable in all circumstances

- Council Tax Band - C- Please note an improvement indicator has been lodged which may mean the council tax might increase upon purchase. We recommend you make your own enquiries regarding this.
- Asking Price - Guide Price £237,500
- Tenure - Freehold

Stamp Duty

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 Bungalow
- 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 - Electric Night Storage & Open Fire In Living Room
- 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 - Shared Driveway Leading To Parking & 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 -We are not aware of any significant restrictions however we recommend you check with your conveyancer.

Restricted Covenants:- We are not aware of any significant restrictive covenants however we recommend that you consult your conveyancer.

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) -D

Other Disclosures

Listed Status Not Listed

Article 4 Area- No

Conservation Area- No

This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor, on the 17/09/2026. 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.

No other Material disclosures have been made by the Vendor.