

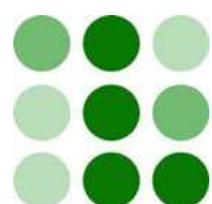


Century Park, Yeovil, Somerset, BA20 2HS

Guide Price £365,000

Freehold

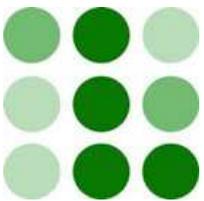
A well proportioned and well presented five bedroom, two reception room semi-detached family home set in this convenient location. The home benefits from gas central heating, UPVC double glazing, cloakroom, utility room, laundry room, converted versatile garage space, en-suite to main bedroom, enclosed rear garden and off road parking for two vehicles.

 **LACEYS
YEOVIL LTD**



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52 Century Park, Yeovil, Somerset, BA20 2HS



- A Well Proportioned & Well Presented Five Bedroom Semi-Detached Family Home
- Two Reception Rooms
- Popular & Convenient Location
- Gas Central Heating
- UPVC Double Glazing
- Utility Room & Laundry Room
- En-Suite To Main Bedroom
- Enclosed Rear Garden
- Converted Versatile Garage Space
- Off Road Parking

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

Inset doormat. Radiator. Phone point. Laminate flooring. Coved ceiling. Stairs up to the Landing. Doors to Cloakroom, Lounge & Kitchen.

Cloakroom

Comprising low flush WC. Wall mounted wash basin. Radiator. Extractor fan. Laminate flooring.

Lounge 5.56 m x 3.63 m (18'3" x 11'11")

Two radiators. TV point. Phone point. Laminate flooring. Coved ceiling. Two UPVC double glazed windows, both front aspects. Archway through to the Dining Room.

Dining Room 3.56 m x 3.17 m (11'8" x 10'5")

Radiator. Coved ceiling. Laminate flooring. Double glazed bi-fold doors provide access to the Rear Garden. Door to the Kitchen.

Kitchen 4.83 m x 2.79 m (15'10" x 9'2")

Well fitted Kitchen comprising inset stainless steel single drainer, 1 1/2 bowl sink unit with mixer tap, tiled surround and rolltop worksurface with cupboards & drawers below. Built in oven & 5 ring gas hob, extractor hood above. Recess for dishwasher, plumbing in place. Wall mounted cupboards. Built in understairs cupboard. Tiled floor. Inset ceiling spotlights. Radiator. UPVC double glazed window, rear aspect. Door to the Inner Lobby.

Inner Lobby

Tiled floor. Doors to Utility Room, Laundry Room & Playroom/Study (What was the garage).

Laundry Room 2.75 m x 2.41 m (9'0" x 7'11")

Built in rolltop worksurface with cupboards & drawers below. Space for fridge/freezer. Radiator. UPVC double glazed door to the Rear Garden.

Utility Room 1.60 m x 1.24 m (5'3" x 4'1")

Built in worksurface with space below for tumble dryer & washing machine, plumbing in place. Tiled floor. Extractor fan. Wall mounted cupboard.

Playroom/Study 3.38 m x 2.77 m (11'1" x 9'1")

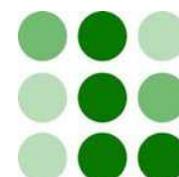
Radiator. Door to the Store Room.

Landing

Hatch to loft space. Radiator. Built in airing cupboard which also houses the Glow Worm combi boiler. Built in double fronted cupboard. Doors to all Five Bedrooms & the Family Bathroom.

Bedroom One 4.10 m x 3.65 m (13'5" x 12'0")

Radiator. Built in double fronted wardrobe. Laminate flooring. Two UPVC double glazed windows, both front aspects. Door to the En-Suite.



En-Suite Shower Room 2.72 m x 1.50 m (8'11" x 4'11")

Comprising corner shower cubicle with wall mounted shower, tiled surround. Pedestal wash basin. Low flush WC. Radiator. Extractor fan. Vinyl flooring. Frosted UPVC double glazed window, side aspect.

Bedroom Two 5.00 m x 2.72 m (16'5" x 8'11")

Radiator. Built in double fronted wardrobe. Laminate flooring. UPVC double glazed window, front aspect.

Bedroom Three 3.68 m x 3.58 m (12'1" x 11'9")

Radiator. Laminate flooring. UPVC double glazed window, rear aspect.

Bedroom Four 2.74 m x 2.74 m (9'0" x 9'0")

Radiator. UPVC double glazed window, rear aspect.

Bedroom Five 3.04 m x 2.40 m (10'0" x 7'10")

Radiator. Built in storage cupboard. Laminate flooring. UPVC double glazed window, front aspect.

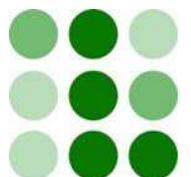
Family Bathroom 2.67 m x 2.36 m (8'9" x 7'9")

Four piece white suite comprising bath with mixer tap shower attachment, tiled surround. Corner shower cubicle with wall mounted shower, tiled surround. Pedestal wash basin. Low flush WC. Radiator. Vinyl flooring. Extractor fan. Frosted UPVC double glazed window, rear aspect.

Outside

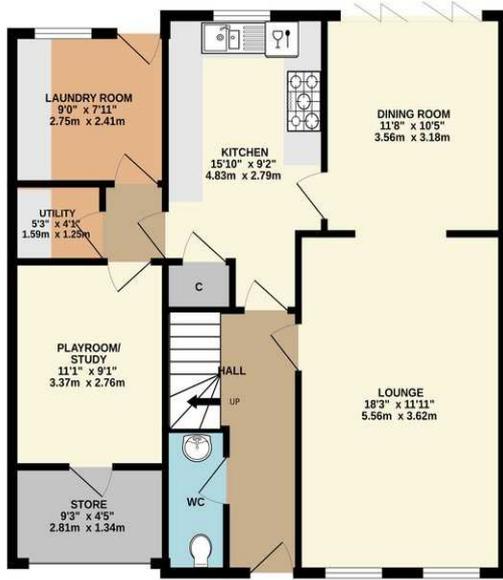
To the rear of the home there is an enclosed good-sized rear garden, comprising a paved patio area. Outside tap. Timber garden shed. Lawn area. The garden is bounded by fencing with a timber gate providing rear access via a walkway.

To the front there is a paved drive which provides off road parking and access to the **Store 2.81m (9'3") x 1.34m (4'5")** via an up & over door. Front garden areas are a mix of pebbles & chippings. Paved path leads to the front door, entrance canopy above.

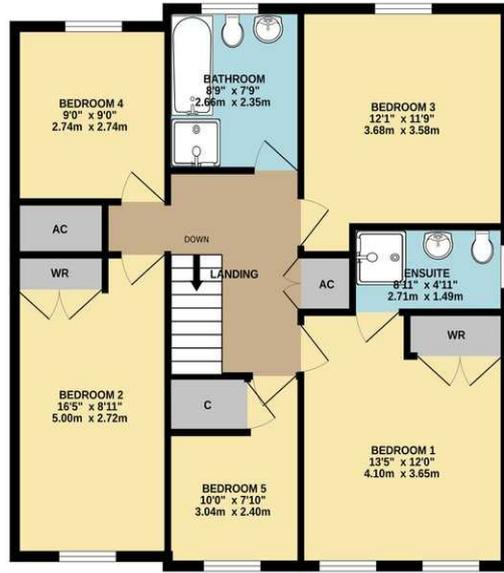


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GROUND FLOOR
838 sq.ft. (77.9 sq.m.) approx.

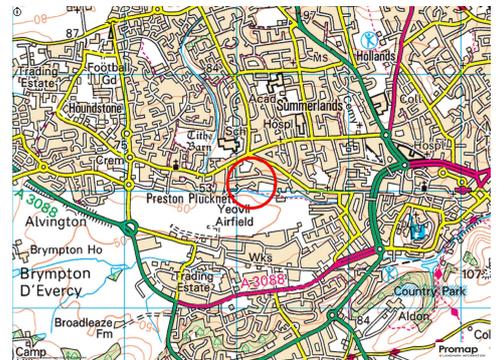
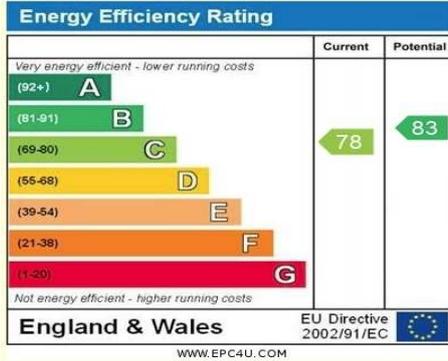


1ST FLOOR
838 sq.ft. (77.9 sq.m.) approx.



TOTAL FLOOR AREA: 1676 sq.ft. (155.7 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. Made with Metropro ©2025.



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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* - E
- *Asking Price* - Guide Price £365,000
- *Tenure* - Freehold - £75 per annum Communal Charge for Grounds Upkeep.
- *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* - 5 Bedroom Semi-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, not on a meter.
- *Sewerage* - Mains
- *Heating* - Gas Central Heating, Glow Worm 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* - 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. Restricted Covenants include:- Not to carry on any trade, business or manufacture upon or in the Property. Property to be used as a private dwelling house only. Not to keep or permit to be kept on the Property poultry, pigs, pigeons or noisy offensive or dangerous birds or animals. Not to use the Property in connection with the commercial breeding of domestic animals or for kennels or cattery. Not to park or place or allow to remain upon the Property any caravan, boat or trailer or similar chattels. *More covenants in place refer to 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 LOW RISK from River/Sea (defined as the chance of flooding each year as between 0.1% to 1%) and MEDIUM RISK from Surface Water flooding (defined as the chance of flooding as between 1% and 3.3%). 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 10/03/2026. 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.