



Marsh Lane, Yeovil, Somerset, BA21 3BY

Guide Price £325,000

Freehold

**A well proportioned extended and well presented three bedroom, three reception room semi-detached family home set in this convenient location close to local amenities. The home benefits from gas central heating, UPVC double glazing, cloakroom, versatile ground floor accommodation, enclosed rear garden, garage and off road parking for multiple vehicles.**

 **LACEYS  
YEOVIL LTD**



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98 Marsh Lane, Yeovil, Somerset, BA21 3BY

- A Well Proportioned Extended Three Bedroom Semi-Detached House
- Three Reception Rooms
- Convenient Location, Close To Local Amenities
- Gas Central Heating
- UPVC Double Glazing
- Cloakroom
- Enclosed Rear Garden
- Garage
- Off Road Parking For Multiple 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**

Frosted UPVC double glazed front door to:

#### **Entrance Lobby**

Laminate flooring. Through way to:

#### **Entrance Hall**

Radiator. Built in understair cupboards one of which houses the Worcester Combi boiler. Laminate flooring. Stairs to landing. Doors to kitchen and dining area.

#### **Kitchen 4.85 m x 2.64 m (15'11" x 8'8")**

Comprising inset stainless steel, single drainer, single sink unit with mixer tap, tiled surround and rolled top worksurfaces with cupboard and drawers below. Built in oven and hob with extractor over. Recesses for washing machine and dishwasher with plumbing in place for both. Recess for under counter fridge and freezer. Wall mounted cupboards. Radiators. Tiled floor. Two trails of spotlights. Two UPVC double glazed windows with side aspect. Throughway to:

#### **Rear Lobby**

Frosted Upvc double glazed door to rear garden. Doors to cloakroom and family room.

#### **Cloakroom**

Comprising low flush Wc. Vanity sink unit. Radiator. Tiled floor. Tiled walls. Frosted Upvc double glazed window with side aspect.

#### **Family Room 3.17 m x 2.92 m (10'5" x 9'7")**

Laminate flooring. Radiator. UPVC double glazed double opening doors to rear garden. UPVC double glazed door to:

#### **Dining Room 3.97 m x 3.25 m (13'0" x 10'8")**

Built in gas fire, marble hearth, wooden outer and mantle. Built in shelving. Radiator. Laminate flooring. Throughway to:

#### **Lounge 3.84 m x 3.56 m (12'7" x 11'8")**

TV point. Telephone. Radiator. UPVC double glazed window with front aspect.

#### **Landing**

Built in airing cupboard. Hatch to loft space. UPVC double glazed window with side aspect. Door to all bedrooms and bathroom.

#### **Bedroom One 3.99 m x 3.38 m (13'1" x 11'1")**

Radiator. Range of built in wardrobes. Upvc double glazed window with rear aspect.

#### **Bedroom Two 3.66 m x 3.25 m (12'0" x 10'8")**

Radiator. Range of built in wardrobes. UPVC double glazed window with front aspect.

#### **Bedroom Three 2.67 m x 2.46 m (8'9" x 8'1")**

Radiator. UPVC double glazed window with front aspect.

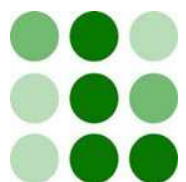
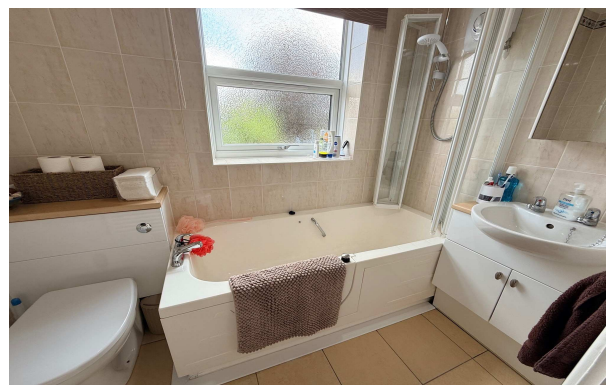
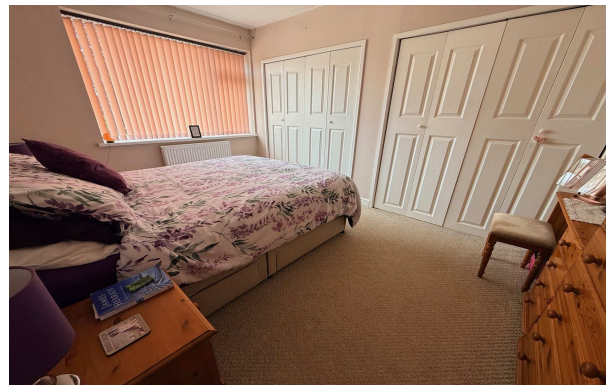
#### **Bathroom**

Neutral suite comprising walk in bath with wall mounted Mira Sport electric shower over with tiled surround. Vanity sink unit. Low flush Wc. Heated towel rail. Extractor fan. Tiled floor. Fully tiled walls. Frosted Upvc double glazed window with rear aspect.

#### **Outside**

The rear garden is paved with flower beds in situ. Range of mature plants and shrubs in place. Outside tap. Outside light. Plastic shed. Undercover storage area. Wooden door provides side access into the garage. Garden is bounded by fencing. Timber gate provides access from the drive.

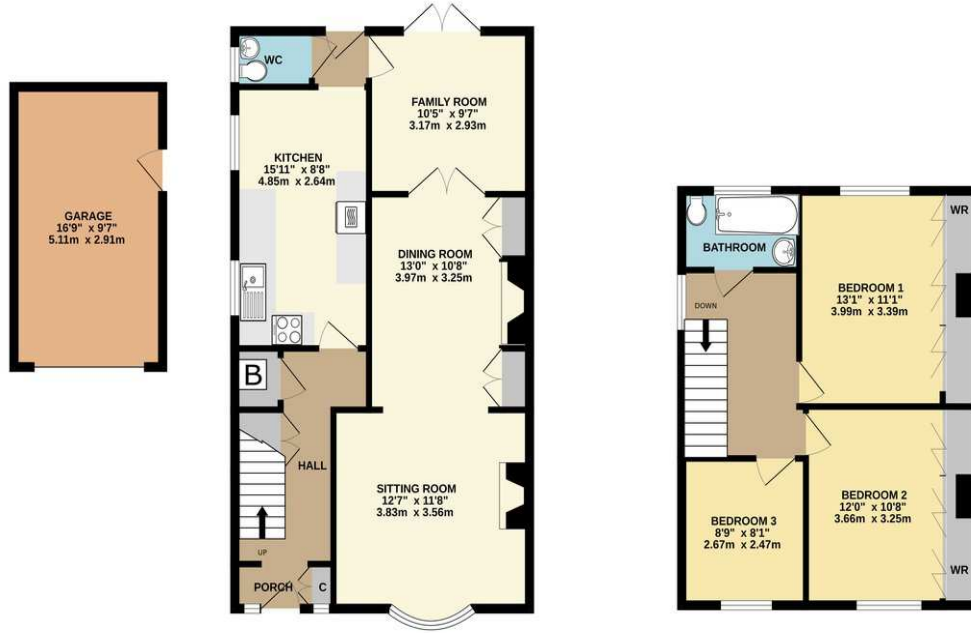
The front garden has a tarmac area for parking. Bounded by flower borders and fencing. The tarmac drive continues to the side of the house providing off road parking for multiple vehicles and access to the **Detached Garage - 5.11m (16'9") x 2.91m (9'7")**.



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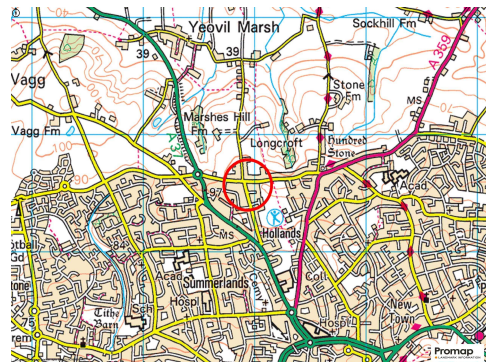
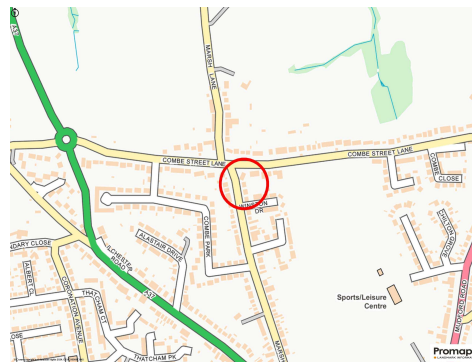
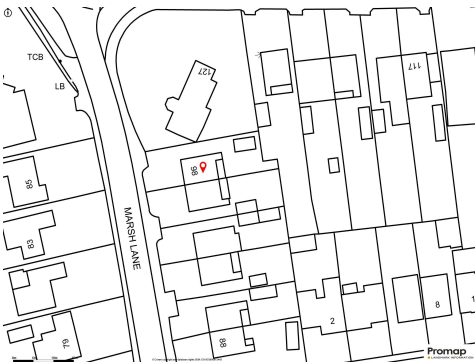
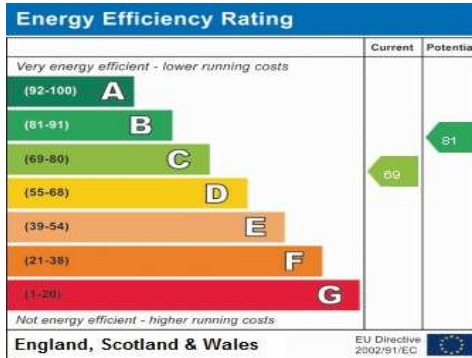
GROUND FLOOR  
807 sq.ft. (75.0 sq.m.) approx.

1ST FLOOR  
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA: 1273 sq.ft. (118.3 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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## 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* - C
- *Asking Price* - Guide Price £325,000
- *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* - 3 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, on a meter.
- *Sewerage* - Mains
- *Heating* - Gas Central Heating (Combi boiler is located in the Entrance Hall in an understairs cupboard)
- *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* - 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. Restricted Covenants include;- No hut, caravan, shed, house on wheels or other chattel intended for use as a dwelling house or sleeping apartment to remain on the property. \*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 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 TBC/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.