

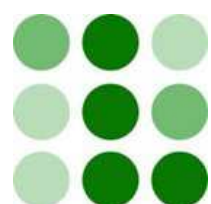


Parish Mews, Yeovil, Somerset, BA21 3AS

Guide Price £270,000

Freehold

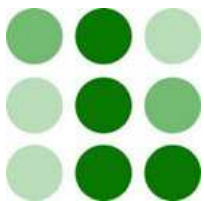
This four bedroom link-detached house is situated in a popular residential location on the western side of Yeovil and is offered for sale with no forward chain. The accommodation includes an entrance hallway, cloakroom, fitted kitchen with built in appliances and a sitting/dining room with doors opening to the garden. On the first floor there is a master bedroom with built in wardrobes and an en-suite shower room, two further good size double bedrooms and a single room/office. There is driveway parking which leads to the single garage whilst to the rear there is a fully enclosed garden.

 **LACEYS**
YEOVIL LTD



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19 Parish Mews, Yeovil, Somerset, BA21 3AS



- Popular Location West Side of Yeovil
- Four Bedrooms (Three Doubles)
- Master En-Suite
- Garage & Parking
- No Forward Chain
- Fitted Kitchen With Built In Appliances
- Enclosed Rear Garden
- 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

Upon entering the property you are greeted with an entrance hallway which has doors opening to the sitting/dining room, kitchen and cloakroom. There is a radiator, ceiling light point and an under stairs storage cupboard.

Cloakroom

Fitted with a concealed cistern WC and a corner wash basin. There is a heated towel rail, an enclosed ceiling lamp and an extractor fan.

Sitting/Dining Room 5.24 m x 4.52 m (17'2" x 14'10")

A generous room perfect for every day family living or entertaining with large double glazed patio doors opening to the rear garden. There is a gas fire with surround providing a nice focal feature to the room and there are two radiators and a decorative light fitting.

Kitchen 3.30 m x 2.52 m (10'10" x 8'3")

Fitted with a selection of wall and base units with drawers and work surfaces above. Built in appliances include an electric oven with inset gas hob and extractor hood, a fridge/freezer and a dishwasher. Space is available for a washing machine. The stainless steel sink with mixer tap is positioned under the front facing double glazed window.

Landing

Doors open to all four bedrooms and the family bathroom.

Bedroom One 3.54 m x 3.20 m (11'7" x 10'6")

A comfortable double room offering built in wardrobes and two further storage cupboards. There is a ceiling light point, a front facing double glazed window and a radiator. A door opens to the en-suite shower room.

En-Suite

Fitted with a shower cubicle with electric shower, a small pedestal wash basin and a low level WC. There is an obscured front facing double glazed window, a radiator, an enclosed ceiling lamp and an extractor fan.

Bedroom Two 5.86 m x 2.37 m (19'3" x 7'9")

A generous room with a rear facing double glazed window, a decorative light fitting and a radiator.

Bedroom Three 3.58 m x 2.50 m (11'9" x 8'2")

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

Bedroom Four 2.62 m x 1.93 m (8'7" x 6'4")

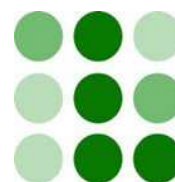
A single room/home office with a rear facing double glazed window, a radiator and a ceiling light point.

Family Bathroom

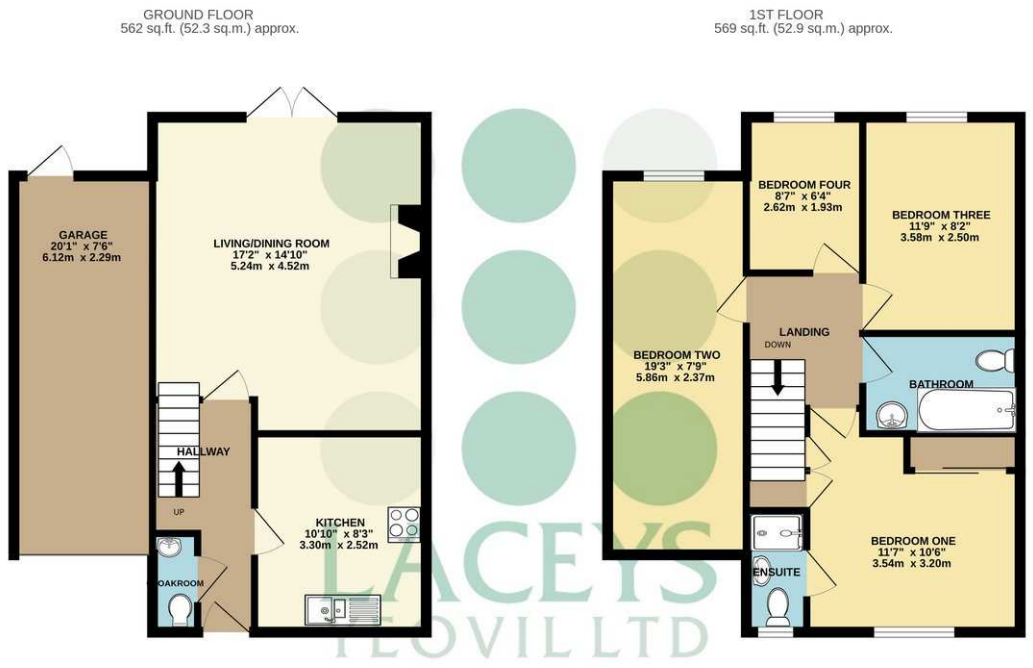
Fitted with a panel enclosed bath with mixer tap and shower attachment, a low level WC and a pedestal wash basin. There is a heated towel rail, an enclosed ceiling lamp and an extractor fan.

Outside

To the front of the property there is driveway parking which leads to the **SINGLE GARAGE** which has an up and over door, power and light with a personal door to the rear garden which is well stocked with mature shrubs, trees and bushes with a large patio perfect for al-fresco dining leading to an area of shingle.



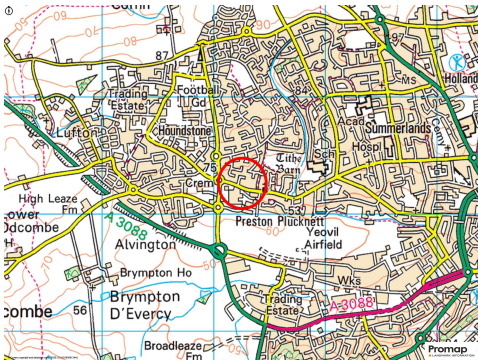
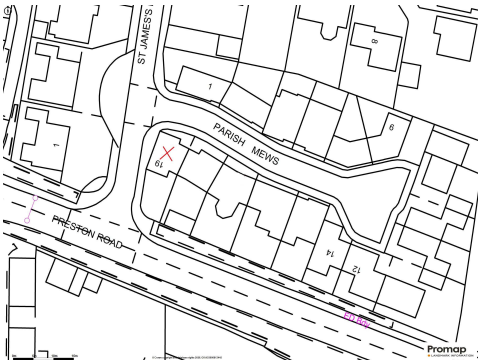
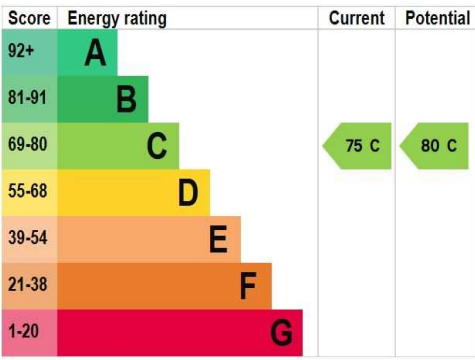
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TOTAL FLOOR AREA : 1131 sq.ft. (105.1 sq.m.) approx.

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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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 - D
- Asking Price - Guide Price £270,000
- 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 - 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 - Link 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 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 & 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 keep or stand a caravan, boat, trailer or any other vehicle or craft of any sort upon the property unless plans showing the proposed siting and screening thereof have first been approved in writing by the transferor.
- 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 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 28/04/2026. 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.