

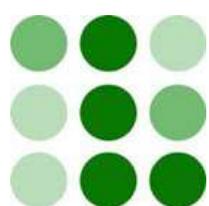


Alvington Fields, Brympton, Yeovil, Somerset,
BA22 8AY

Guide Price £350,000

Freehold

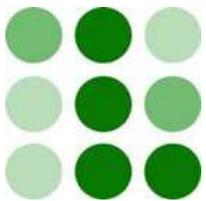
A very well presented and well proportioned three bedroom, two reception room detached family home set in this sought after residential location. The home benefits from gas central heating, UPVC double glazing, cloakroom, en-suite to the main bedroom, enclosed rear garden, garage and off road parking.

 **LACEYS**
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11 Alvington Fields, Brympton, Yeovil, Somerset,
BA22 8AY



- A Very Well Presented & Well Proportioned Three Bedroom Detached Family Home
- Two Reception Rooms
- Sought After Residential Location
- Gas Central Heating
- UPVC Double Glazing
- Cloakroom
- En-Suite To Main Bedroom
- Enclosed Rear Garden
- Garage & Off Road Parking
- Internal Viewing A Must

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 double glazed front door to the Entrance Hall.

Entrance Hall

Built in understairs cupboard. Radiator. Phone point. Laminate flooring. Stairs up to the Landing. Doors to the Cloakroom, Lounge & Kitchen/Diner.

Cloakroom

Comprising low flush WC. Pedestal wash basin. Radiator. Laminate flooring. Extractor fan. Inset ceiling spotlights. Frosted UPVC double glazed window, rear aspect.

Lounge 4.83 m x 3.00 m (15'10" x 9'10")

Built in focal fireplace. Two radiators. TV point. Phone point. UPVC double glazed window, front aspect. UPVC double glazed, double opening doors to the Rear Garden.

Study 2.29 m x 2.11 m (7'6" x 6'11")

Radiator. Phone point. UPVC double glazed window, front aspect.

Kitchen/Dining Area 4.80 m x 2.75 m (15'9" x 9'0")

Well fitted Kitchen comprising inset single drainer, 1 1/2 bowl sink unit with mixer tap, Granite overlay worksurfaces with cupboards below. Built in double oven, gas hob with extractor hood above. Recesses for washing machine and dishwasher, plumbing in place for both. Integrated fridge/freezer. Wall mounted cupboards. Wall mounted Potterton boiler, housed in a cupboard. Trail of spotlights. Space for table & chairs. Laminate flooring. UPVC double glazed window, front aspect. UPVC double glazed, double opening doors to the Rear Garden.

Landing

Radiator. Hatch to loft space. Built in airing cupboard which houses the hot water tank. UPVC double glazed window, front aspect. Doors to all Bedrooms & the Family Bathroom.

Bedroom One 3.61 m x 3.07 m (11'10" x 10'1")

Radiator. UPVC double glazed window, front aspect. Door to the En-Suite Shower Room.

En-Suite Shower Room 3.10 m x 1.19 m (10'2" x 3'11")

Comprising a double width shower cubicle with a wall mounted shower, tiled surround. Pedestal wash basin. Low flush WC. Heated towel rail. Extractor fan. Shaver point. Vinyl flooring. Inset ceiling spotlights. Frosted UPVC double glazed window, rear aspect.

Bedroom Two 4.81 m x 2.97 m (15'9" x 9'9")

Radiator. Two UPVC double glazed windows, both front aspects.

Bedroom Three 3.36 m x 2.05 m (11" x 6'9")

Radiator. UPVC double glazed window, rear aspect.

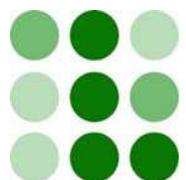
Family Bathroom 2.03 m x 1.75 m (6'8" x 5'9")

White suite comprising bath with mixer tap shower attachment, tiled surround. Pedestal wash basin. Low flush WC. Heated towel rail. Shaver point. Extractor fan. Vinyl flooring. Inset ceiling spotlights. Frosted UPVC double glazed window, rear aspect.

Outside

To the rear there is an enclosed garden that comprises of a paved patio area. Outside tap. Outside lights. Lawn section, flower borders. Range of mature plants & trees in situ. Further seating area to the far end of the garden too. The garden is bounded by timber fencing, a timber gate provides rear access, also provides access to the **Garage - 5.58m (18'4") x 2.79m (9'2")** - (under a coach house) with parking in front.

To the front of the house there are planted areas, steps up to the front door. Entrance canopy above.



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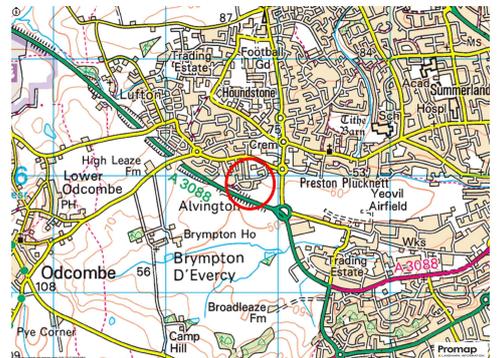
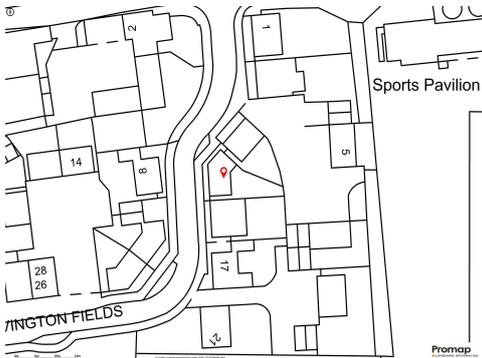
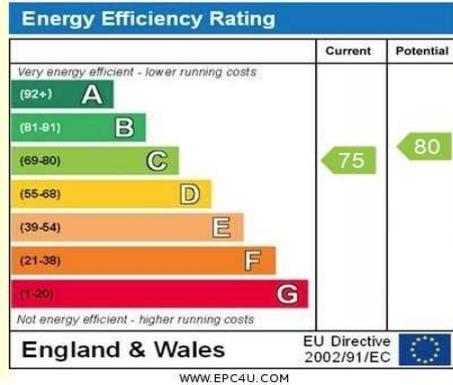
GROUND FLOOR
628 sq.ft. (58.3 sq.m.) approx.

1ST FLOOR
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA: 1090 sq.ft. (101.3 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.
Made with MetroPix C2026



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* - D
- *Asking Price* - Guide Price £350,000
- *Tenure* - Freehold - Site Maintenance Fee £360 p/a
- *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 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 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 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, Potterton boiler located in the Kitchen, hot water tank located in the airing cupboard on the Landing.
- *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 (Under Coach House) & Off Road Parking

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 use the Property other than as a single private residence. Not to carry out any trade or business at the Property. Not to park on the Property any vehicle, caravan, boat or trailer (other than a private car), except inside a garage. Not to keep on the Property any poultry, pigs, pigeons or noisy offensive or dangerous birds & animals. *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 18/03/2026. 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.