



Runnymede Road, Yeovil, Somerset, BA21 5RZ

Guide Price £160,000

Freehold

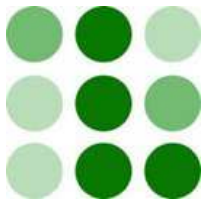
**A three bedroom terraced family home in need of updating, set in a tucked away position in this popular & convenient residential location, close to local amenities. The home benefits from UPVC double glazing, cloakroom, nice sized enclosed rear garden, garage and off road parking. No Onward Chain.**

 **LACEYS  
YEOVIL LTD**



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91 Runnymede Road, Yeovil, Somerset, BA21 5RZ



- A Three Bedroom Terraced Family Home
- Updating Required
- Tucked Away Position, Popular Location
- Close To Local Amenities
- UPVC Double Glazing
- Cloakroom
- Enclosed Rear Garden
- Garage & Off Road Parking
- No Onward Chain

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 the Entrance Porch.

### **Entrance Porch**

Frosted glazed door to the Entrance Hall.

### **Entrance Hall**

Stairs to the Landing. Doors to the Cloakroom, Lounge & Kitchen.

### **Cloakroom**

Comprising low flush WC. Wall mounted wash basin. Frosted UPVC double glazed window, front aspect.

### **Lounge 5.13 m x 4.39 m (16'10" x 14'5")**

Built in understairs cupboard. Phone point. TV point. Glass serving hatch to the Kitchen. UPVC double glazed window, rear aspect. UPVC double glazed, double opening doors to the Rear Garden.

### **Kitchen 2.54 m x 2.41 m (8'4" x 7'11")**

Comprising inset stainless steel single drainer, single sink unit with tiled surround, rolltop worksurface with cupboards & drawers below. Recess for cooker. Recess for washing machine, plumbing in place. Space for fridge. Wall mounted cupboards. Wall mounted Main hot water boiler. UPVC double glazed window, front aspect.

### **Landing**

Hatch to loft space. Built in overstairs cupboard. Doors to all Bedrooms & the Bathroom.

### **Bedroom One 4.11 m x 2.57 m (13'6" x 8'5")**

UPVC double glazed window, rear aspect.

### **Bedroom Two 3.40 m x 2.57 m (11'2" x 8'5")**

UPVC double glazed window, front aspect.

### **Bedroom Three 2.62 m x 1.78 m (8'7" x 5'10")**

UPVC double glazed window, rear aspect.

### **Bathroom 1.96 m x 1.78 m (6'5" x 5'10")**

Comprising bath with a wall mounted Triton electric shower over, tiled surround. Pedestal wash basin. Low flush WC. Wall mounted Dimplex electric heater. Frosted UPVC double glazed window, front aspect.

### **Outside**

To the rear there is a nice sized enclosed rear garden, mainly laid to lawn, hard standing area also. The garden is bounded by walling & fencing.

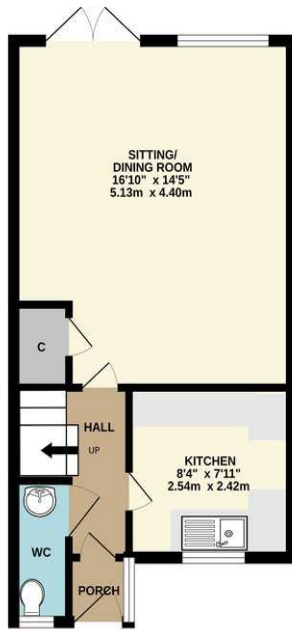
To the front there is a lawn area, concrete path to the front door. Outside tap.

A short walk from the house to the rear there is a Garage in a block with off road parking in front of the garage.

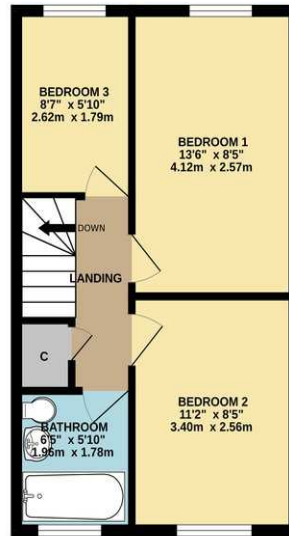


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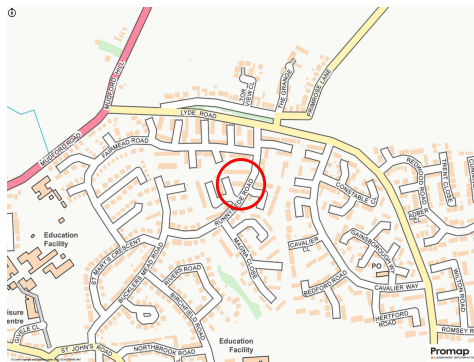
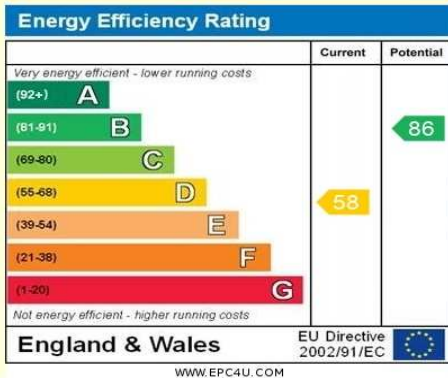
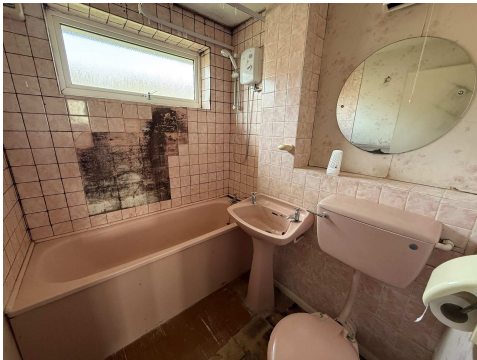
GROUND FLOOR



1ST FLOOR



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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.

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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* - B
- *Asking Price* - Guide Price £160,000
- *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 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 Terraced 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* - No heating in place, electric wall heater in the bathroom. Boiler in the kitchen for 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* - 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;- To be used as a Private Dwellinghouse only. No trade, manufacture or business. Not to keep in front of the building or in any part of the front garden any caravan or other portable structure adapted for use as a sleeping compartment. Not knowingly to keep upon the Property or any part thereof any animals except such as are usually kept as domestic pets. \*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 ) - D

## **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 22/9/2025. 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.