

Netherton Road, Yeovil, Somerset, BA21 5NZ

Guide Price £180,000

Freehold

A well proportioned three bedroom, two reception room terraced family home set in a convenient location close to local amenities. The home benefits from gas central heating, double glazing and an enclosed rear garden. No Onward Chain.

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The Property Ombudsman



63 Netherton Road, Yeovil, Somerset, BA21 5NZ







- A Well Proportioned Three Bedroom Terraced Family Home
- Two Reception Rooms
- Gas Central Heating
- UPVC Double Glazing - New Everest Windows 2023
- New Roof 2024
- Enclosed Rear Garden, New Privacy Fencing To The Front 2024
- 5 Infant /Primary Schools & A Comprehensive School Within Walking Distance. A DRs Surgery Round The Corner & A Train Station & Town Centre Within 15 Minutes”
- 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 double glazed sliding door to the Entrance Lobby - Frosted double glazed door to the Entrance Hall.

Entrance Hall
Stairs up to the Landing. Doors to the Lounge & Kitchen.

Lounge 4.24 m x 3.68 m (13'11" x 12'1")
Built in gas fire. Radiator. TV point. Phone point. UPVC double glazed window, front aspect.

Kitchen 3.12 m x 3.00 m (10'3" x 9'10")
Comprising inset stainless steel single drainer, single sink unit with mixer tap, tiled surround, rolltop worksurface with cupboards & drawers below. Recess for cooker. Recess for washing machine, plumbing in place. Recess for under counter fridge. Wall mounted cupboards. Understairs recess/storage area. Tiled floor. UPVC double glazed window, rear aspect. Throughway to the Dining Room. Frosted glazed door to the Rear Lobby.

Dining Room 3.06 m x 2.70 m (10'0" x 8'10")
Radiator. UPVC double glazed sliding patio doors to the Rear Garden.

Rear Lobby
Door to the Store/Workshop. Frosted UPVC door to the Rear Garden.

Landing
Radiator. Hatch to loft space. Built in cupboard that also houses the Worcester combi boiler. Doors to all three Bedrooms, Bathroom & Separate WC.

Bedroom One 3.74 m x 3.35 m (12'3" x 11'0")
Built in storage cupboard. Laminate flooring. UPVC double glazed window, front aspect.

Bedroom Two 4.34 m x 2.69 m (14'3" x 8'10")
Built in storage cupboard. TV point. UPVC double glazed window, rear aspect.

Bedroom Three 3.00 m x 2.41 m (9'10" x 7'11")
Radiator. Built in overstairs cupboard. Phone point. TV point. UPVC double glazed window, front aspect.

Bathroom 1.68 m x 1.50 m (5'6" x 4'11")
Comprising bath with tiled surround. Pedestal wash basin. Radiator. Frosted UPVC double glazed window, rear aspect.

Separate WC
Low flush WC. 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, bounded by walling, gate provides access through to the next section where there is a further paved patio area, lawn area, well stocked flowerbeds bordering. Garden shed. The garden is bounded by fencing a timber gate provides side/rear access from a shared walkway. To the front there is a raised gravelled garden area. Garden is bounded by metal fencing with a metal gate providing access to a path that leads to the front door.









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GROUND FLOOR
513 sq.ft. (47.7 sq.m.) approx.

1ST FLOOR
481 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA : 994 sq.ft. (92.3 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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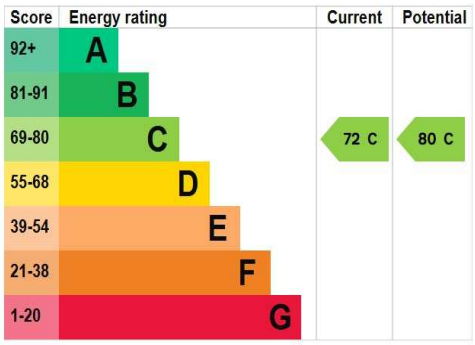



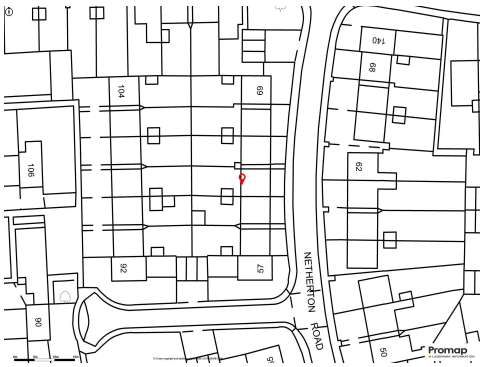

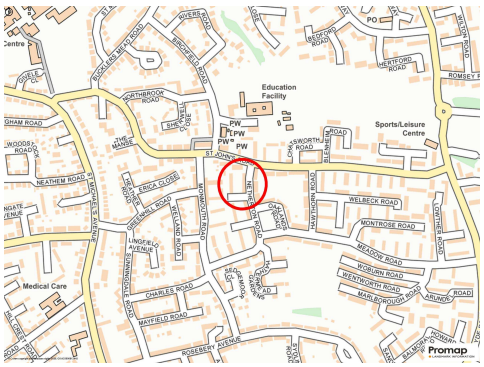

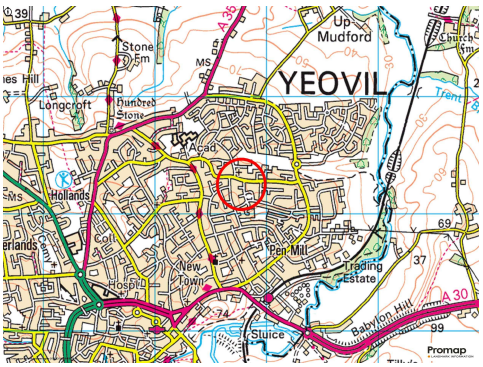

Please Note
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Photographs/Floor Plans
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Material Information

Material Information in compliance with the Digital Markets, Competition and Consumers Act 2024.

Material Information applicable in all circumstances

- *Council Tax Band* - B
- *Asking Price* - Guide Price £180,000
- *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.gove.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 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
- *Sewerage* - Mains
- *Heating* - Gas Central Heating, Worcester combi boiler located in the 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* - On Road subject to availability

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. .
- *Rights and Easement*s - “We’re seeking clarification about whether the walkway between No.63 and No.65 is within the curtilage of this property with a pedestrian right of way over it benefitting the neighbour, or whether the walkway is jointly owned and may have a Flying Freehold over.” We're not aware of any other 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 17/07/2026. 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.