



Southway Drive, Yeovil, Somerset, BA21 3ED

Guide Price £172,500

Freehold

**This two bedroom semi-detached bungalow is situated in a popular residential location close to a local CO-OP. Offered for sale with no forward chain the accommodation includes an entrance hallway, sitting room, inner hallway, fitted kitchen, two bedrooms and a bathroom whilst outside there is a low maintenance courtyard style garden, an area for bins, parking and a garage.**

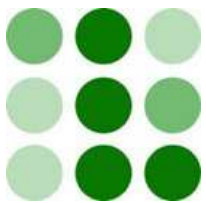
 **LACEYS  
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10 Southway Drive, Yeovil, Somerset, BA21 3ED



- Semi-Detached Bungalow
- Two Bedrooms
- No Forward Chain
- Double Glazed & Gas Centrally Heated
- Garage & Parking



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 a door opening to the living/dining room. There is a useful storage cupboard which houses the gas fired boiler, a radiator and a ceiling light point.

#### **Sitting/Dining Room 5.51 m x 3.35 m (18'1" x 11'0")**

A feature fireplace with electric fire provides a nice focal feature to the room. There is a decorative light fitting, a radiator and a large double glazed window which overlooks the front of the property.

#### **Inner Hallway**

Doors open to both bedrooms, the kitchen, living room, bathroom and airing cupboard housing the hot water cylinder. There is a ceiling light point and access is available to the loft.

#### **Kitchen 2.91 m x 2.54 m (9'7" x 8'4")**

Fitted with a selection of wall and base units with a drawer and work surfaces above. There is open shelving, space for a washing machine and fridge, a built in oven and hob and an extractor hood. The stainless steel sink with mixer tap is conveniently situated under the side facing double glazed window. There is a radiator and track spot lighting. A door opens to the side path.

#### **Bedroom One 3.64 m x 3.35 m (11'11" x 11'0")**

A good size double room with a large double glazed window overlooking the rear garden, a radiator and a ceiling light point.

#### **Bedroom Two 2.84 m x 2.74 m (9'4" x 9'0")**

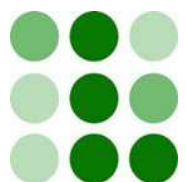
The second bedroom has double glazed patio doors which open to the rear garden. There is a radiator and a ceiling light point.

#### **Bathroom**

Fitted with a panel enclosed bath with electric shower above and screen to the side, a pedestal wash basin and a low level WC. There is a heated towel rail, a ceiling light point, a shaver point and a high level double glazed window.

#### **Outside**

The property sits nicely back from the road with a gate, three steps and a pathway leading you through the front garden which mainly laid to shingle with a selection of well established bushes. A pathway to the side leads to the rear garden which has been designed with ease of maintenance in mind and is mostly laid with brick pavers. A gate opens to a useful storage area which in turn leads to the parking space/driveway. There is a **SINGLE GARAGE** with up and over door.

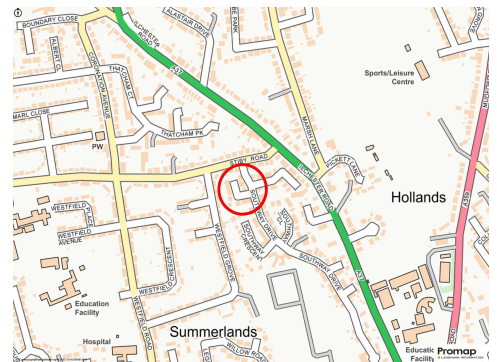
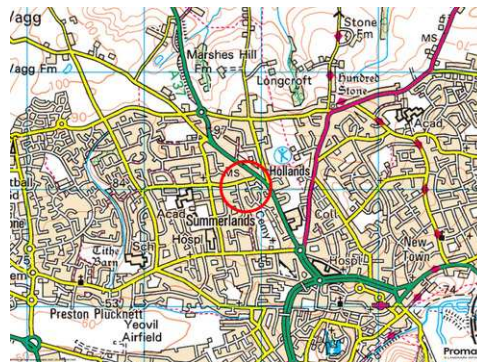
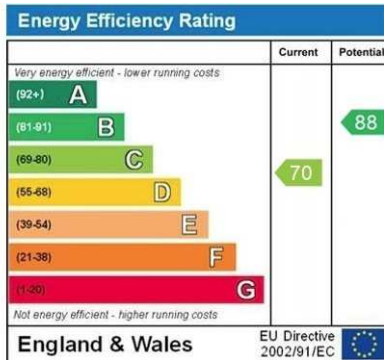


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## GROUND FLOOR



Without every effort having been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, openings and any other items are approximate and the purchaser is advised to check for any errors or omissions in the plan. The fixtures, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Metreplan 12/02/05



### 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

Photographs are reproduced for general information and it must not be inferred that any item is included for sale / to let with this property. Please note floor plans are not to scale and are for identification purposes only. The photographs used in these particulars may have been taken with the use of a wide angle lens. If you have any queries as to the size of the accommodation or plot, please address these with the agent prior to making an appointment to view.

## **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 £172,500
- 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 -Semi-Detached Bungalow
- 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
- 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 Parking for 1 car & single 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 carry on or permit to be carried on thereon any trade or business or to use or permit the same to be sued for any other purpose than as a private dwellinghouse and curtilage and not to alter the elevations of the property without the written consent of the vendor.
- More covenants in place. We'd recommend you review the Title/deeds of the property with 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 considered to be at Very Low Risk of 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 16/09/25. 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.