

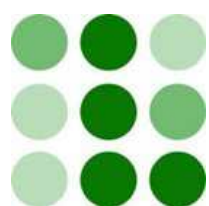


Roman Court, Fosse Way, Yeovil, Somerset,
BA22 8FT

Guide Price £350,000

Freehold

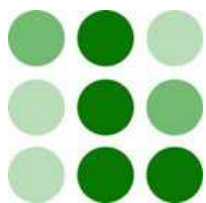
A very well presented & well proportioned three bedroom terraced home set in this popular & convenient village location, The home benefits from gas central heating, UPVC Double glazing, cloakroom, woodburner in situ, modern kitchen, en-suite to main bedroom, enclosed rear garden, car port & allocated parking. Also the added benefit of No Onward Chain.

 **LACEYS
YEOVIL LTD**



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4 Roman Court, Fosse Way, Ilchester, Somerset, BA22 8FT



- A Very Well Presented & Well Proportioned Three Bedroom Terrace Home
- Popular & Convenient Village Location
- Gas Central Heating
- UPVC Double Glazing
- En-Suite To Main Bedroom
- Cloakroom
- Woodburner In Situ
- Modern Kitchen
- Enclosed Rear Garden
- Car Port & Allocated 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

Double glazed front door to the Entrance Lobby.

Entrance Lobby

Inset doormat. Wooden laminate flooring. Glazed door to the Entrance Hall.

Entrance Hall

Radiator. Built in understairs cupboards, one of which has plumbing in place for a washing machine. Wooden laminate flooring. Stairs up to the Landing. Doors to the Cloakroom, Lounge & Kitchen/Dining Area.

Cloakroom

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

Lounge 5.87 m x 3.33 m (19'3" x 10'11")

Built in fireplace with tiled hearth, stone surround and mantle above, Woodburner in situ. TV point. Phone point. Two radiators. Wooden laminate flooring. UPVC double glazed window, front aspect. UPVC double glazed, double opening doors to the Rear Garden.

Kitchen/Dining Area 5.89 m x 2.97 m (19'4" x 9'9")

Well fitted Kitchen comprising an inset stainless steel 1 1/2 bow sink unit with mixer tap, rolltop worksurfaces with a good range of cupboards & drawers below. Built in oven, hob with extractor above. Integrated fridge/freezer. Integrated dishwasher. Wall mounted cupboards. Space for table & chairs. Radiator. TV point. Inset ceiling spotlights (Kitchen section). Wooden laminate flooring. UPVC double glazed windows, front & rear aspects. Double glazed door to the Rear Garden.

Landing

Built in airing cupboard that houses the wall mounted Worcester combi boiler. Hatch to loft space. Radiator. UPVC double glazed window, rear aspect. Doors to all Bedrooms & the Family Bathroom.

Bedroom One 3.76 m x 3.30 m (12'4" x 10'10")

Built in double fronted wardrobe. Radiator. TV point. Air conditioning unit. UPVC double glazed window, front aspect. Door to the En-Suite Shower Room.

En-Suite Shower Room

Comprising corner shower cubicle with a wall mounted shower in situ, tiled surround. Coupled vanity unit and low flush WC. Heated towel rail. Radiator. Extractor fan. Vinyl flooring. Inset ceiling spotlights. Frosted UPVC double glazed window, front aspect.

Bedroom Two 2.97 m x 2.54 m (9'9" x 8'4")

Built in double fronted wardrobe. Radiator. TV point. UPVC double glazed window, rear aspect.

Bedroom Three 2.97 m x 2.51 m (9'9" x 8'3")

Built in double front wardrobe. Radiator. TV point. UPVC double glazed window, front aspect.

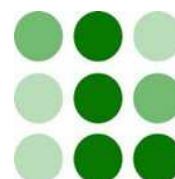
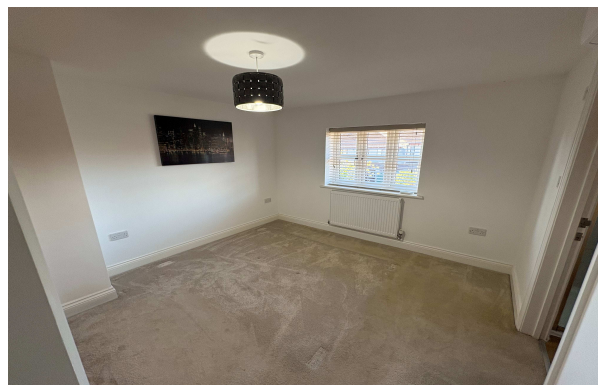
Family Bathroom 2.31 m x 1.98 m (7'7" x 6'6")

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

Outside

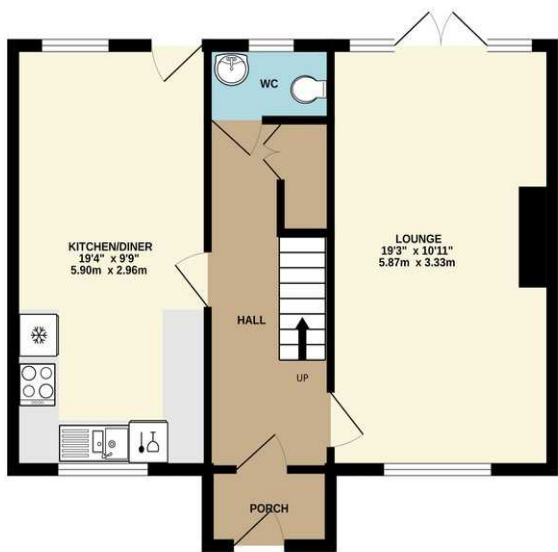
To the rear of the home there is an enclosed Rear Garden comprising of a raised decked seating area that is bounded by Iron railings. Outside lights. Outside tap. Paved steps down to the lower section that comprises of a lawn area. Raised garden pond. Timber garden shed. The garden is bounded by fencing with a timber gate providing rear access. The gate also provides access to a lane at the back which leads down to the Car Port & Allocated Parking for the home.

To the front there are some shingled garden areas. Outside light. Shared path leads to the front door.

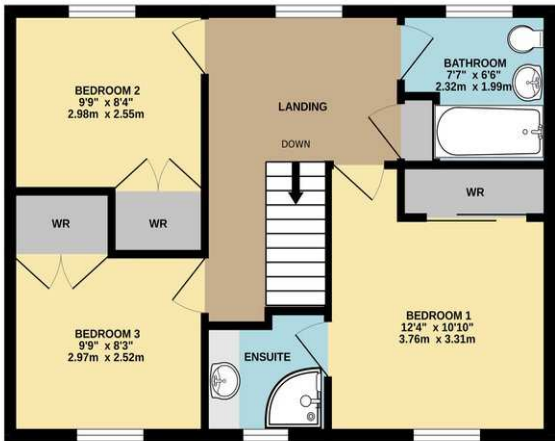


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GROUND FLOOR
533 sq.ft. (49.5 sq.m.) approx.

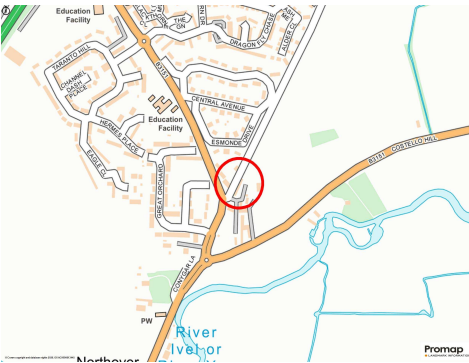
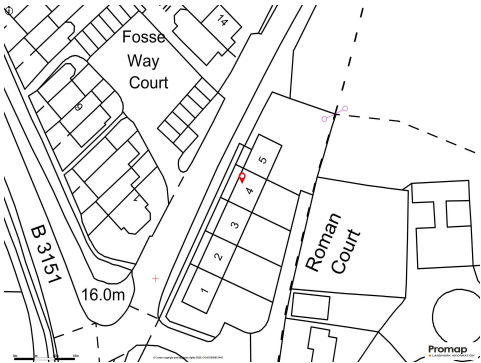
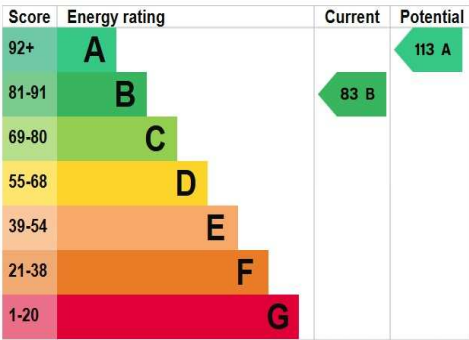


1ST FLOOR
518 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA : 1050 sq.ft. (97.6 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

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 £350,000
- *Tenure* - Freehold
- *Service Charge* - £120.00 p/a towards communal areas.
- *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 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. on a meter.
- *Sewerage* - Mains
- *Heating* - Gas Central Heating Worcester combi boiler located in the airing cupboard on the Landing that also heats the hot water. Air Conditioning unit in place in Bedroom One.
- *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* - Car Port & Allocated 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 for any purpose other than for one single private dwelling. Not to park caravans, mobile homes, lorries, derelict vehicles or trade vehicles on the external areas of the Property or any part of the Estate. Not to keep any animal or bird on the Property other than no more than two household 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) - B

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 02/10/2026. 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.