



Milford Road, Yeovil, Somerset, BA21 4QG

Guide Price £220,000

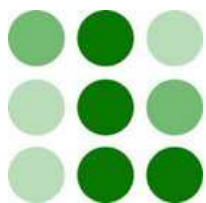
Freehold

This three bedroom semi-detached ex authority property is offered to the market with no forward chain. Whilst in need of modernisation the property offers a good size 'blank canvass' for someone to put their own stamp on. The accommodation includes an entrance hallway, sitting room, separate dining room, kitchen, covered area/lean to, WC and stores. On the first floor there are two generous double bedrooms, a good size single room and the family bathroom. There is ample driveway parking to the front with an area of lawn to the side whilst to the rear the garden is mainly laid to lawn with mature shrubs.



12-14 Hendford, Yeovil, Somerset, BA20 1TE

Tel: 01935 425115 Email: info@laceysyeovil.co.uk



119 Milford Road, Yeovil, Somerset, BA21 4QG



- Mature Semi-Detached Home
- Three Bedrooms
- Two Reception Room
- Ground Floor WC
- First Floor Bathroom
- Two Double Bedrooms & A Large Single Room
- Ample Driveway 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 double glazed window to the side, a wall mounted gas fire and a ceiling light point. Doors open to the sitting room and kitchen and stairs provide access to the first floor landing.

Sitting Room 3.93 m x 3.77 m (12'11" x 12'4")

A double glazed window overlooks the front of the property. There is a decorative light fitting and a fireplace. A door opens to the dining room.

Dining Room 3.39 m x 3.31 m (11'1" x 10'10")

A double glazed window overlooks the rear garden. There is a ceiling light point and a fireplace.

Kitchen 3.27 m x 2.39 m (10'9" x 7'10")

Fitted with a wall and base units with drawers and work surface above. There is a stainless steel sink positioned under the side facing double glazed window and space for a cooker. A door opens to the lean to/covered area.

Lean To/Covered Area ()

Doors open to the rear garden and opposite side of the property (leading to driveway). Further doors open to the WC, store and workshop. There is a window to the side.

WC

Fitted with a high level WC.

Store

Workshop

A window overlooks the rear garden. Fitted workbench.

First Floor Landing

Doors open to all three bedrooms, the family bathroom and airing cupboard with hot water cylinder. There is a side facing double glazed window and access is available to the loft.

Bedroom One 4.44 m x 3.09 m (14'7" x 10'2")

A large double room with a fitted cupboard and a fireplace which is currently covered. There is a ceiling light and a front facing double glazed window.

Bedroom Two 3.89 m x 2.83 m (12'9" x 9'3")

The second bedroom is also a double room with a rear facing double glazed window, a built in cupboard and a ceiling light point.

Bedroom Three 2.77 m x 2.63 m (9'1" x 8'8")

A sensible size single room with a front facing double glazed window and a ceiling light point.

Family Bathroom

Fitted with a bath with electric shower above a vanity wash basin and a low level WC. There is an obscured rear facing double glazed window, an enclosed ceiling lamp and an electric wall mounted warm air heater.

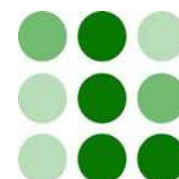
Outside

Front Garden

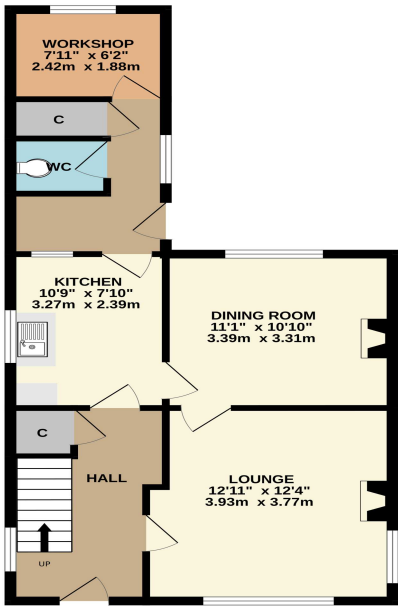
The front garden is mainly laid with mature shrubs and a front hedge. Driveway parking offer ample off street parking with a pathway leading to the rear lean to.

Rear Garden

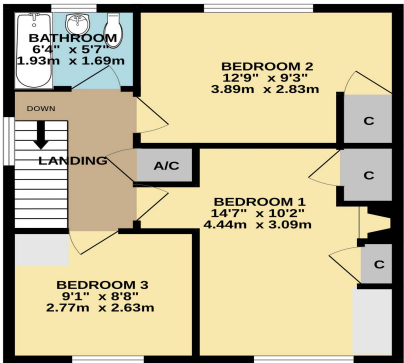
Steps and a path lead through the garden which is mainly laid to lawn with a variety of mature shrubs and bushes.



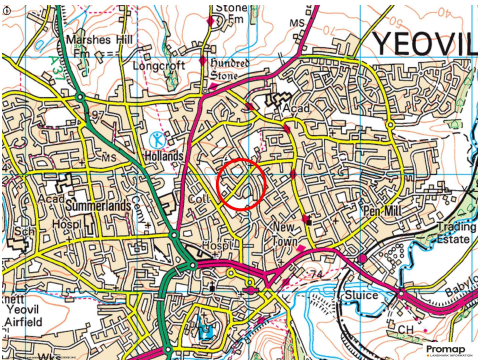
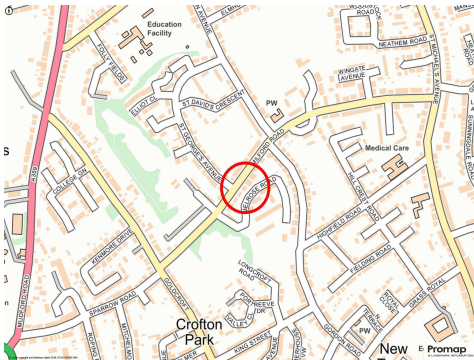
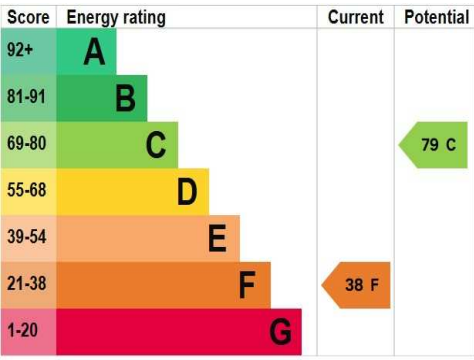
GROUND FLOOR



1ST FLOOR



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 operation or efficiency can be given.
Made with Metropix ©2020



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 applicable in all circumstances

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 £220,000
- 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 - 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
- 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 Heater In Hallway
- 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

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 use the property other than as a private dwellinghouse. Not to carry on any trade or business. Not to station any caravan, tent or other mobile dwelling intended for human habitation. Not to keep or suffer to be done or kept on the premises any act of thing which may become a nuisance or inconvenience to the council or occupiers or owners in the neighbourhood.

We'd recommend you review the Title/deeds of the property with your solicitor.

- More covenants in place refer to 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 & 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) - F

Other Disclosures

Listed Status- Not Listed

Article 4 Area- No

Conservation Area- No

This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor, on the 12/08/2026. 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.

No other Material disclosures have been made by the Vendor.