

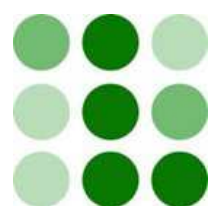


St. Michaels Avenue, Yeovil, Somerset, BA21 4LJ

Guide Price £239,000

Freehold

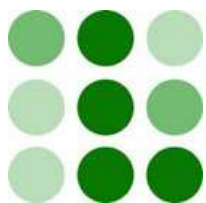
A well presented and well proportioned three bedroom, two reception room terraced family home set in this convenient location, close to local amenities. The home benefits from gas central heating, double glazing, two bathrooms, enclosed rear garden and a larger than average garage. Also the added benefit of No Onward Chain.

 **LACEYS
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85 St. Michaels Avenue, Yeovil, Somerset,
BA21 4LJ



- A Well Presented Three Bedroom Terraced Family Home
- Well Proportioned Accommodation
- Two Reception Rooms
- Gas Central Heating
- UPVC Double Glazing
- Two Bathrooms (Ground Floor & First Floor)
- Enclosed Rear Garden
- Larger Than Average L-Shaped Garage
- 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

Original tiled floor. Dado rail. Cornicing. Frosted glazed door to the Entrance Hall.

Entrance Hall

Radiator. Dado rail. Revealed floorboards. Stairs up to the Landing. Multi panel glazed door to the Dining Room.

Lounge 3.81 m x 3.76 m (12'6" x 12'4")

Built in open fireplace with a Woodburner in situ, tiled hearth, brick surround. TV point. Radiator. Raised skirting. Cornicing. Revealed floorboards. UPVC double glazed bay window, front aspect. Handmade wooden shutters in place. Archway through to the Dining Room.

Dining Room 4.93 m x 4.11 m (16'2" x 13'6")

Radiator. Built in understairs storage cupboard. Revealed floorboards. Coved ceiling. Phone point. Dimmer switch. UPVC double glazed, double opening doors to the rear garden, handmade wooden shutters in situ. Door to the Kitchen.

Kitchen 3.20 m x 2.90 m (10'6" x 9'6")

Comprising inset stainless steel single drainer, 1 1/2 bowl sink unit with mixer tap, tiled surround and rolltop work surface with cupboards & drawers below. Recess for cooker, extractor hood above. Recesses for washing machine & dishwasher, plumbing in place for both. Recess for tumble dryer. Recess for upright fridge/freezer. Wall mounted cupboards. Heated towel rail. Tiled floor. Coved ceiling. Inset ceiling spotlights. UPVC double glazed window, rear aspect. Door to the Ground Floor Bathroom.

Ground Floor Bathroom 2.92 m x 1.65 m (9'7" x 5'5")

White suite comprising bath with a wall mounted shower over, panelled surround. Pedestal wash basin. Low flush WC. Heated towel rail. Inset ceiling spotlights. Tiled floor. Extractor fan. Frosted UPVC double glazed window, rear aspect.

Landing

Hatch to loft space. Built in cupboard that houses the Glow Worm combi boiler. Doors to all three Bedrooms & the first floor Shower Room.

Bedroom One 4.93 m x 3.17 m (16'2" x 10'5")

Radiator. Coved ceiling. UPVC double glazed windows, front aspects. Handmade wooden shutters in situ.

Bedroom Two 3.20 m x 2.79 m (10'6" x 9'2")

Radiator. Coved ceiling. Dado rail. UPVC double glazed window, rear aspect. Handmade wooden shutters in situ.

Bedroom Three 3.12 m x 2.90 m (10'3" x 9'6")

Radiator. Coved ceiling. UPVC double glazed window, rear aspect. Handmade wooden shutters in situ.

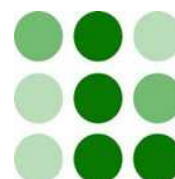
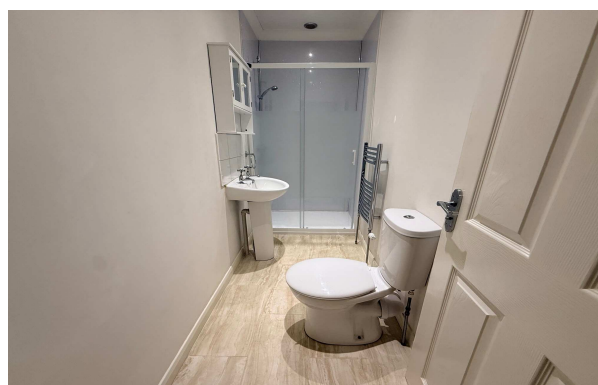
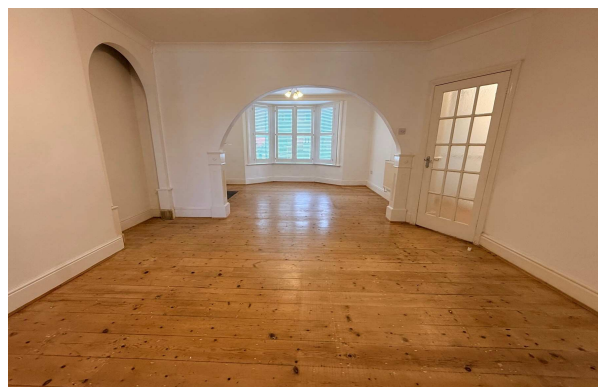
First Floor Shower Room 3.07 m x 1.35 m (10'1" x 4'5")

White suite comprising double width shower cubicle with wall mounted shower, panelled surround. Pedestal wash basin. Low flush WC. Heated towel rail. Tiled floor. Extractor fan. Inset ceiling spotlights.

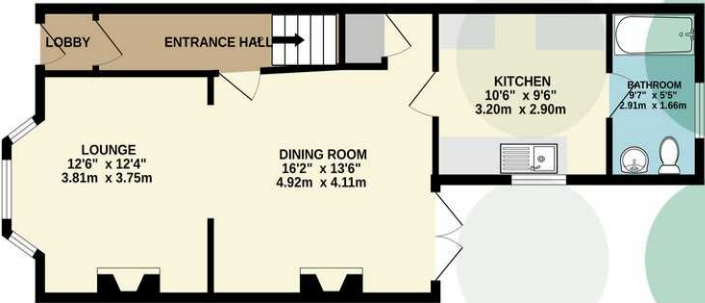
Outside

To the rear of the property there is a lovely landscaped garden, it comprises of an undercover seating area, outside light, outside tap. Further paved patio area with a raised garden pond, raised flowerbeds and stone section. Lawn areas. A further paved patio area to the far end, undercover work area/storage area. Door provides rear/side access to a larger than average L-shaped Garage - Power & lighting in situ. The garden is bounded by fencing, timber gate provides rear access.

To the front the garden areas are laid with white stones in situ, path leads to the front door. The garden is bounded by walling & fencing, Iron gate provides access.



GROUND FLOOR

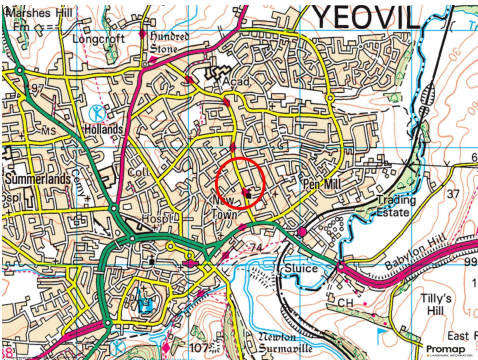
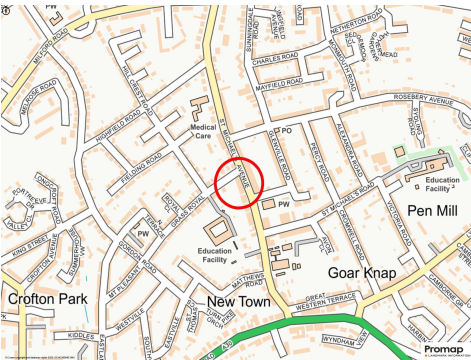
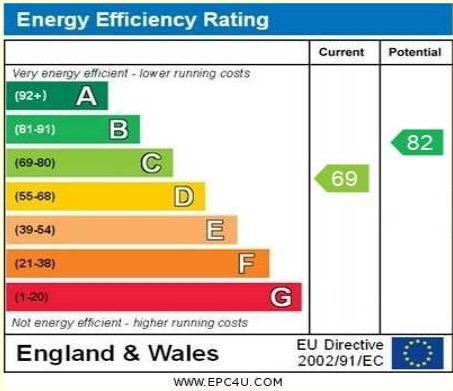


1ST FLOOR



TOTAL FLOOR AREA : 1071sq.ft. (99.5 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

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

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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 £239,000
- *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, not on a meter.
- *Sewerage* - Mains
- *Heating* - Gas Central Heating. Glow Worm combi boiler located in a 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* - Garage to the rear, on road parking to the front 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. An "Article 4 Direction" (A4D) in planning law is a mechanism that allows a local council to remove certain permitted development rights for a specific area or property. This means that developments which would normally be permitted without needing planning permission, such as minor alterations or changes of use, now require a planning application and permission from the council.
- *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) - 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 17/11/2025. 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.