

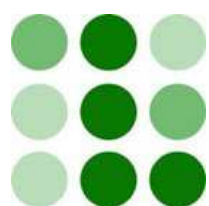


Kiddles, Yeovil, Somerset, BA21 4ER

Guide Price £90,000

Leasehold

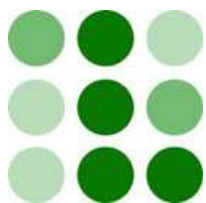
This self contained leasehold coach house has its own private garden to the front with a garage beneath. Offered for sale with no forward chain the accommodation includes a sitting room, modern fitted kitchen and a bedroom which leads to the bathroom. There is a fully enclosed front garden whilst beneath the property there is a single garage.

 **LACEYS
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67 Kiddles, Yeovil, Somerset, BA21 4ER



- Self Contained Leasehold Property With Own Garden To The Front
- Single Garage Beneath
- Double Glazed & Electric Heating
- Modern Fitted Kitchen
- No Forward 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 425115**.

The **ACCOMMODATION** comprises:

Sitting Room 3.37m x 2.84m (11'1" x 9'4")

Upon entering the property you are greeted with a sitting room which has a front facing double glazed window overlooking the garden, a cupboard housing the hot water cylinder, a wall mounted electric heater and a ceiling light point. Doors open to the bedroom and the kitchen.

Kitchen 2.18 m x 1.52 m (7'2" x 5'0")

Fitted with a selection of wall, base and drawer units with work surfaces above. There is a built in electric oven and an inset electric hob with extractor hood above whilst the stainless steel sink with mixer tap is positioned under the front facing double glazed window. There is space for two appliances (appear to be limited size gaps) and spot lighting.

Bedroom 3.45 m x 2.29 m (11'4" x 7'6")

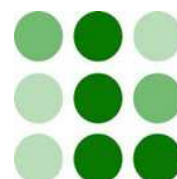
A cosy double room with a rear facing double glazed window, a wall mounted electric heater and a ceiling light point. A door opens to the bathroom.

Bathroom

Fitted with a panel enclosed bath with electric shower above and screen to side, a pedestal wash basin and a low level WC. There is an obscured rear facing double glazed window, an enclosed ceiling lamp and an extractor fan.

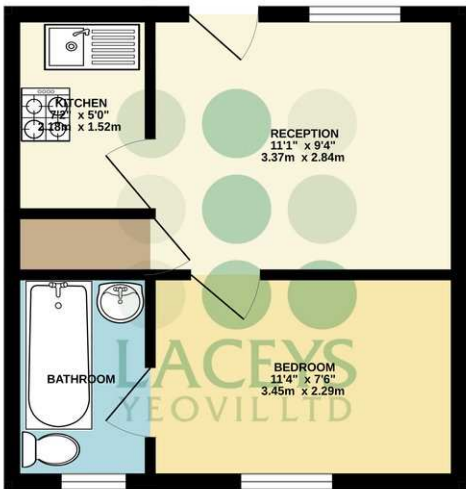
Garage

Accessed to the rear and beneath the property there is a single garage which has an up and over door. Power is connected.



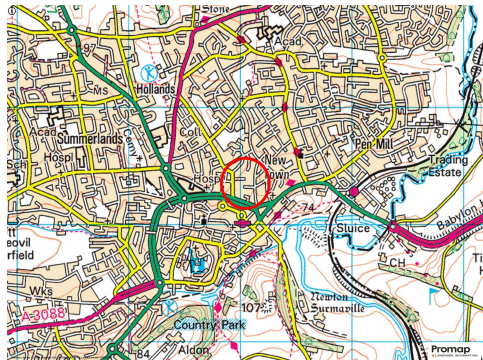
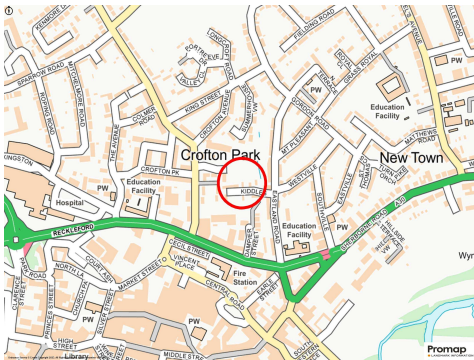
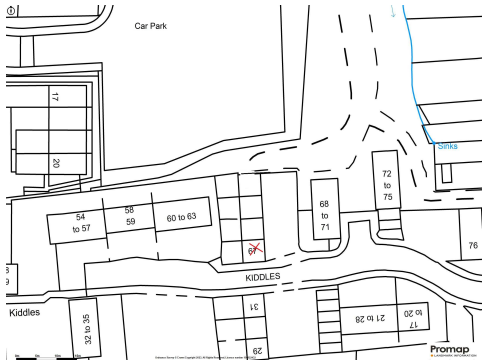
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GROUND FLOOR
272 sq.ft. (25.3 sq.m.) approx.



TOTAL FLOOR AREA: 272 sq.ft. (25.3 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for information only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operating efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		101 A
81-91	B		
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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 - Band A
- Asking Price - Guide Price £90,000
- Tenure - Leasehold
- Term - 999 years from 1/12/1980
- Ground Rent - £45/ year - details requested from land registry in order to confirm review periods.
- Service Charge - £629.56/year
- 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 - Coach 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
- Solar Panels are owned and installed. We understand that batteries were previously connected however didn't work properly so have since been disconnected.
- Sewerage - Mains
- Heating - Electric Individual Heaters
- Broadband - Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>.
- Mobile Signal/Coverage - Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>.
- Parking - Garage & Onsite Permit 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 - Documents awaited from land registry. We'd recommend you review the Title/deeds of the property with your solicitor.
- Restricted Covenants include; Documents awaited from land registry.
- 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 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 23/05/2026. 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.