

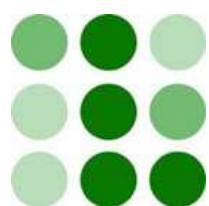


Nursery Road, Yeovil, Somerset, BA20 2RB

Guide Price £270,000

Freehold

A well proportioned and very well presented three bedroom semi-detached family home set in a tucked away position in a convenient location. The home benefits from gas central heating, UPVC double glazing, conservatory, cloakroom, enclosed wrap around garden that enjoys good privacy and a garage.

 **LACEYS
YEOVIL LTD**



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6 Nursery Road, Yeovil, Somerset, BA20 2RB

- A Well Proportioned Three Bedroom Semi-Detached Family Home
- Very Well Presented Throughout
- Convenient Location, Tucked Away Position
- Gas Central Heating
- UPVC Double Glazing
- Conservatory
- Enclosed Wrap Around Garden
- Garage



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

Frosted UPVC double glazed front door to the Entrance Hall.

Entrance Hall

Radiator. Phone point. Built in storage cupboard. Built in understairs cupboard. Tiled floor. Stairs up to the Landing. UPVC double glazed window, side aspect. Doors to the Cloakroom & Kitchen.

Cloakroom

Comprising low flush WC. Wall mounted wash basin. Heated towel rail. Tiled floor. Inset ceiling spotlights. Frosted UPVC double glazed window, rear aspect.

Kitchen 3.23 m x 3.02 m (10'7" x 9'11")

Well fitted Kitchen comprising inset single drainer, 1 1/2 bowl sink unit with mixer tap, rolltop worksurfaces with a good range of cupboards & drawers below. Built in oven & hob with extractor above. Recess for upright fridge/freezer. Wall mounted cupboards. Radiator. Tiled floor. Inset ceiling spotlights. UPVC double glazed windows, front aspect. Throughway to the Lounge/Dining Area.

Lounge/Dining Area 6.20 m x 3.71 m (20'4" x 12'2")

TV point. Two upright radiators. Deluxe vinyl flooring. Coved ceiling. Two ceiling roses. UPVC double glazed window, rear aspect. Bi-fold doors through to the Conservatory.

Conservatory 3.76 m x 3.61 m (12'4" x 11'10")

Tiled floor. Radiator. UPVC double glazed, double opening doors to the Rear Garden.

Landing

Hatch to loft space. Radiator. Coved ceiling. Built in airing cupboard that houses the Baxi combi boiler. UPVC double glazed window, side aspect. Doors to all three Bedrooms & the Bathroom.

Bedroom One 3.67 m x 3.23 m (12'0" x 10'7")

Built in double fronted wardrobe. Radiator. Coved ceiling. Deluxe vinyl flooring. UPVC double glazed window, rear aspect.

Bedroom Two 3.71 m x 2.90 m (12'2" x 9'6")

Built in double fronted cupboard. Radiator. Coved ceiling. Deluxe vinyl flooring. UPVC double glazed window, rear aspect.

Bedroom Three 3.02 m x 2.31 m (9'11" x 7'7")

Built in double fronted cupboard. Radiator. Coved ceiling. Deluxe vinyl flooring. UPVC double glazed window, front aspect.

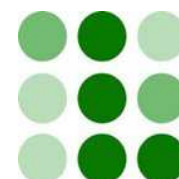
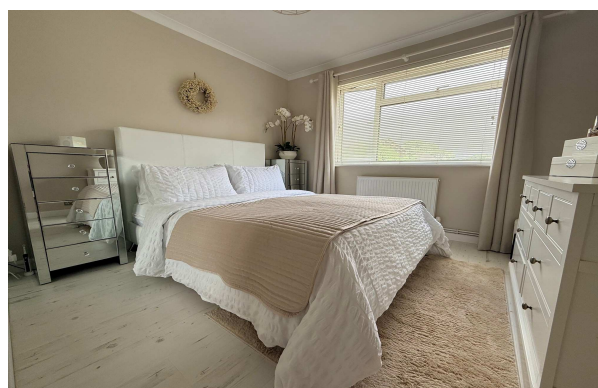
Bathroom 1.98 m x 1.96 m (6'6" x 6'5")

White suite comprising bath with a wall mounted shower over, tiled surround. Pedestal wash basin. Low flush WC. Heated towel rail. Deluxe vinyl flooring. Frosted UPVC double glazed window, front aspect.

Outside

To the rear & side there is a lovely enclosed garden area, comprising of to the rear, lawn area, nice sized decked seating area split over two levels. Outside tap. Outside lights. Double glazed door provides rear access to the Garage. Steps up from the seating area to a further side section of garden that is lawned. The garden areas are enclosed by fencing, Iron gate provides side/rear access from the front.

To the front of the home there is a gravelled area/ Shared concrete drive provides access to the **Garage 4.60m (15'1") x 2.62m (8'7")**. Outside lights.



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GROUND FLOOR



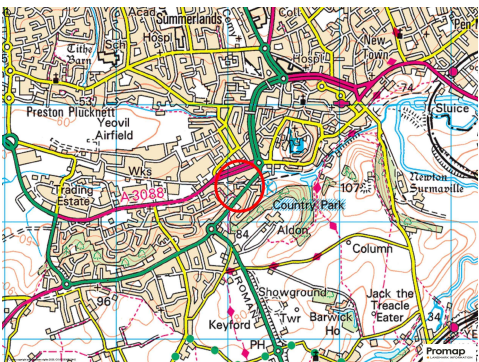
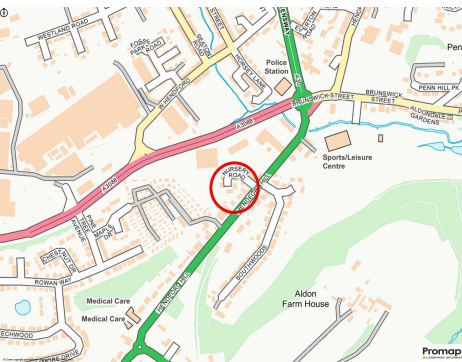
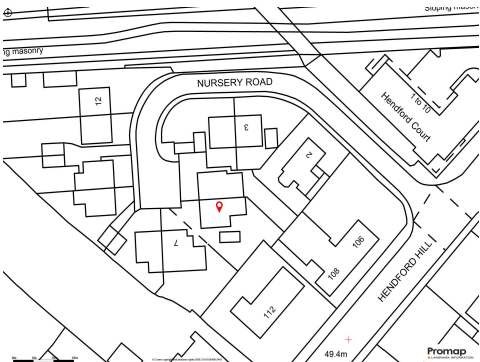
1ST FLOOR



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 operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 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.

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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 £270,000
- *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 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 Semi-Detached 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, Baxi combi boiler located in the airing 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

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.
- *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

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.

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 19/06/2026. 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.