Albert Close, Yeovil, Somerset, BA21 3NS

Guide Price £280,000

Freehold

A well presented extended three bedroom, two reception room semi-detached family home set in a popular & convenient location. The home benefits from gas central heating, UPVC double glazing, additional ground floor shower room, enclosed rear garden, garage/studio and off road parking. Also the added benefit of No Onward Chain.

LACEYS YEOVIL LTD

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

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

The Property Ombudsman

8 Albert Close, Yeovil, Somerset, BA21 3NS

- A Well Presented Extended Three Bedroom Semi-Detached Family Home
- Two Reception Rooms
- Popular & Convenient Location
- Gas Central Heating
- UPVC Double Glazing
- Owned Solar Panels In Situ
- Additional Ground Floor Shower Room
- Enclosed Rear Garden
- Garage/Studio
- Off Road 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
Frosted UPVC double glazed front door to the Entrance Porch.

Entrance Porch
Laminate flooring. Multi panel glazed wooden door to the Entrance Hall.

Entrance Hall
Radiator. Laminate flooring. Phone point. Built in understairs cupboard. Coved ceiling. Stairs up to the Landing. UPVC double glazed window, side aspect. Doors to the Lounge & Ground Floor Shower Room.

Lounge 4.19 m x 3.33 m (13'9" x 10'11")
Built in fireplace with a Multi Fuel Burner in situ. TV point. Radiator. Coved ceiling. UPVC double glazed window, front aspect. Throughway to the Dining Room.

Dining Room 3.17 m x 3.02 m (10'5" x 9'11")
Built in gas fire. Coved ceiling. Throughway to the Kitchen/Breakfast Room.

Kitchen/Breakfast Room 4.39 m x 2.41 m (14'5" x 7'11")
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 (Included). Space for an upright fridge/freezer. Wall mounted cupboards. Radiator. Vinyl flooring. Four trails of spotlights. Two UPVC double glazed windows, rear aspects. UPVC double glazed, double opening doors to the Rear Garden. Throughway to a Utility Area.

Utility Area 1.96 m x 1.24 m (6'5" x 4'1")
Built in rolltop worksurface space below for washing machine & dishwasher, plumbing in place for both. Built in storage cupboards. Frosted UPVC double glazed window, side aspect.

Ground Floor Shower Room 1.96 m x 1.55 m (6'5" x 5'1")
A very handy extra to this family home, comprising corner shower cubicle with a wall mounted Triton electric shower in situ, tiled surround. Pedestal wash basin. Low flush WC. Extractor fan. Heated towel rail. Vinyl flooring. Frosted UPVC double glazed window, side aspect.

Landing
Hatch to loft space, pull down ladder and part boarded. UPVC double glazed window, side aspect. Doors to all Bedrooms & the Bathroom.

Bedroom One 4.24 m x 2.82 m (13'11" x 9'3")
Radiator. TV point. Coved ceiling. UPVC double glazed window, front aspect.

Bedroom Two 3.10 m x 3.10 m (10'2" x 10'2")
Radiator. Built in wardrobes, one of which houses the Worcester combi boiler. Coved ceiling. UPVC double glazed window, rear aspect.

Bedroom Three 2.43 m x 2.11 m (8'0" x 6'11")
Radiator. Coved ceiling. UPVC double glazed window, front aspect.

Bathroom 1.87 m x 1.84 m (6'2" x 6'0")
White suite comprising bath with mixer tap, wall mounted shower over and tiled surround. Pedestal wash basin. Low flush WC. Heated towel rail. Fully tiled walls. Vinyl flooring. Frosted UPVC double glazed window, rear aspect.

Outside
To the rear of the property there is a nice enclosed rear garden, comprising of to the upper section a paved patio area, outside light. Timber gate provides access to the drive/garage. UPVC double glazed door provides side access to the **Studio/Home Office - 3.78m (12'5") x 2.62m (8'7")**. From the paved patio stepping stones lead down a gentle slope to the lower section of garden, lawn areas, various plants & shrubs in situ. Further patio area. Decked seating area. The garden is bounded by fencing.

To the front there is a lawn area with flowerbed to one side and bounded by walling. Paved drive provides off road parking. To the side of the house a shared driveway leads to the Garage (Split in to a storage area and then studio/home office).

https://www.laceysyeovil.co.uk
info@laceysyeovil.co.uk

Laceys Yeovil Ltd
01935 425115

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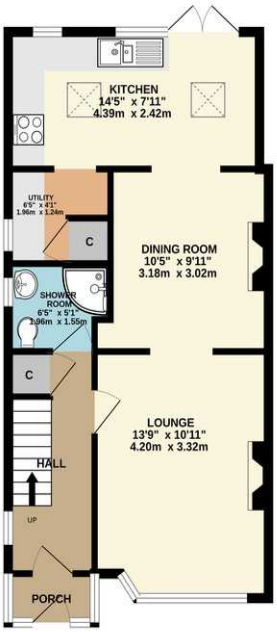
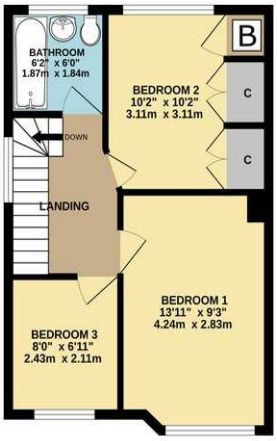
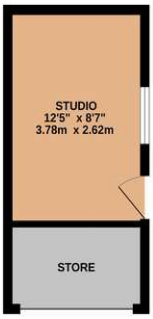
GROUND FLOOR
526 sq.ft. (48.9 sq.m.) approx.



1ST FLOOR
387 sq.ft. (35.9 sq.m.) approx.



GARAGE
149 sq.ft. (13.8 sq.m.) approx.



TOTAL FLOOR AREA : 1062 sq.ft. (98.7 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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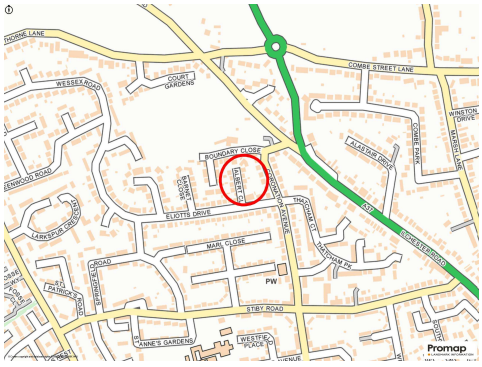

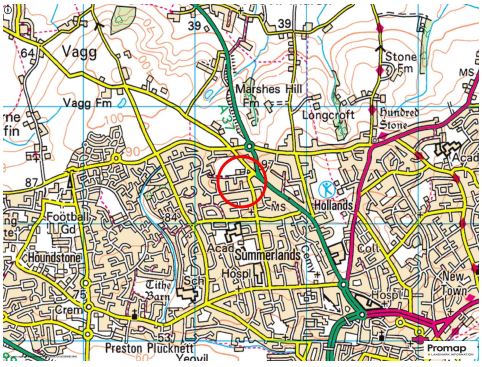

Please Note
No tests have been undertaken of any of the services and any intending purchasers/tenants should satisfy themselves in this regard. Laceys Yeovil Ltd for themselves and for the vendor/landlord of this property whose agents they are, give notice that,(i)these particulars do not constitute any part of an offer or contract,(ii) all statements contained within these particulars are made without responsibility on the part of Laceys 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 Laceys 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 - There is an improvement indicator listed next to this property which therefore means the Council Tax Band may be reassessed upon sale
- *Asking Price* - Guide Price £280,000
- *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 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, Solar Panels in situ front & rear aspects (Owned).
- *Water Supply* - Mains
- *Sewerage* - Mains
- *Heating* - Gas Central Heating, Worcester combi boiler located in a cupboard in Bedroom Two which 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* - Driveway

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 Easement*s - 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 25/08/2026. 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.