



Biddlesden Road, Yeovil, Somerset, BA21 3UX

Guide Price £330,000

Freehold

This spacious end of terrace house is situated on the always popular development of Abbey Manor Park and is offered to the market with no forward chain. Arranged over three floors the generous accommodation includes an entrance hallway, cloakroom, twin aspect dining room/family room and a well equipped fitted kitchen. On the first floor there is a good size living room and master bedroom with en-suite whilst on the top floor there is a very large second bedroom, a good size double room, a single bedroom and the family bathroom. The rear garden has been designed with ease of maintenance in mind behind which there is a single garage with parking in front.

 **LACEYS**  
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21 Biddlesden Road, Yeovil, Somerset, BA21 3UX



- Large Four Bedroom End Of Terrace House
- Two Generous Reception Rooms (One Ground Floor & One First Floor)
- Modern Fitted Kitchen
- Ground Floor Cloakroom
- First Floor Master Bedroom With En-Suite Shower Room
- Two Top Floor Double Bedrooms & A Single Bedroom
- Top Floor Family Bathroom
- Low Maintenance Enclosed Garden
- Driveway & Garage
- 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:

#### Entrance Hallway

Upon entering the property you are greeted with an entrance hallway which has doors opening to the cloakroom, kitchen and family rooms. Stairs provide access to the first floor landing with a useful under-stairs cupboard beneath. There is a radiator with cover and a ceiling light point.

#### Family Room 5.33 m x 3.43 m (17'6" x 11'3")

A great space for socialising with friends or enjoying family time. Situated opposite the kitchen this room is currently multi-purpose and benefits from having double glazed front and side facing windows complete with shutters, a decorative light fitting and two radiators.

#### Cloakroom

Fitted with a low level WC and a corner wash basin. There is a small front facing obscured double glazed window, a ceiling lamp and a radiator.

#### Kitchen 5.28 m x 2.31 m (17'4" x 7'7")

Fitted with a good selection of two tone wall and base units with work surfaces above. There is a built in oven and an inset gas hob with extractor hood above, integrated dishwasher and space for a washing machine. The ceramic sink with mixer tap is situated under the rear facing double glazed window whilst to the far end of the kitchen there is space for an American style fridge freezer alongside which is a further window which faces the front. Patio doors open to the garden. There is recessed lighting, a decorative light fitting, a plinth heater and a radiator.

#### First Floor Landing

Doors open to the master bedroom and sitting room. Stairs provide access to the second floor landing and there is spot lighting.

#### Sitting Room 5.35 m x 3.45 m (17'7" x 11'4")

A twin aspect room with windows facing the front and side of the property both of which have fitted shutters. There are wall lamps and a radiator.

#### Bedroom One 5.35 m x 2.92 m (17'7" x 9'7")

A good size double room with two side facing double glazed windows and a window facing the front which is flanked by two fitted wardrobes. There is a decorative light fitting and a radiator. A door opens to the en-suite shower room.

#### En-Suite

Fitted with a low level WC, a pedestal wash basin and a shower enclosure. There is a radiator, an obscured front facing double glazed window, a shaver point, an extractor fan and recessed spot lighting.

#### Bedroom Two 5.36 m x 3.52 m (17'7" x 11'7")

A large double room with a side facing double glazed window, two radiators, recessed spot lighting and a ceiling light point.

#### Bedroom Three 2.98 m x 2.95 m (9'9" x 9'8")

A double room with a side facing double glazed window, a built in cupboard, a radiator and a ceiling light point.

#### Bedroom Four 2.97 m x 2.31 m (9'9" x 7'7")

A single room with a side facing double glazed window, a radiator and a ceiling light point.

#### Bathroom

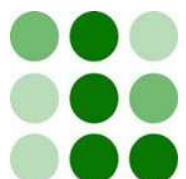
Fitted with a panel enclosed bath with central mixer tap and shower attachment, a concealed cistern WC and a wash basin with mixer tap and vanity unit. There is an obscured front facing double glazed window, an enclosed ceiling lamp, a radiator and a radiator.

#### Rear Garden

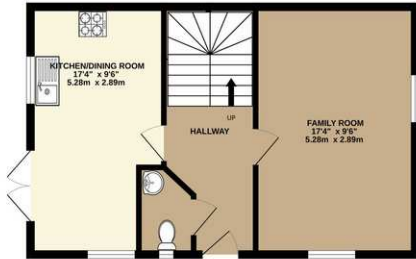
The enclosed rear garden has been designed with ease of maintenance in mind with wide steps leading past the decked area to an area of shingle. There is a well established wisteria and gated rear access leads to the parking which in turn leads to the single garage which is located in a block immediately behind the property.

#### Single Garage

With up and over door. Parking immediately in front.



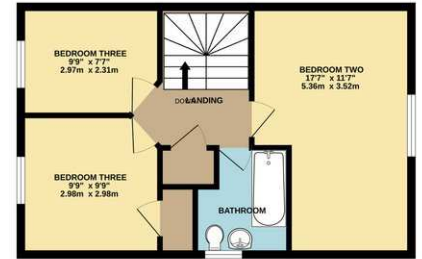
**GROUND FLOOR**  
466 sq.ft. (43.3 sq.m.) approx.



**1ST FLOOR**  
473 sq.ft. (43.9 sq.m.) approx.



**2ND FLOOR**  
473 sq.ft. (43.9 sq.m.) approx.

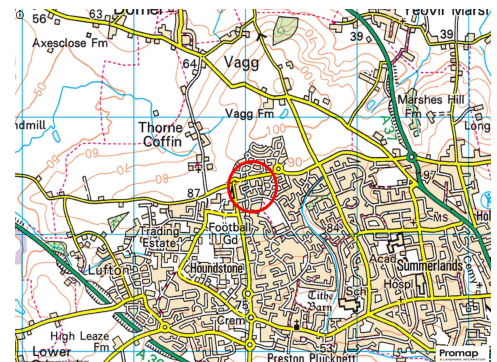


**TOTAL FLOOR AREA: 1411 sq.ft. (131.1 sq.m.) approx.**

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	78 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 - D
- Asking Price - Guide Price £330,000
- 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 -End Of Terrace
- 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 Central Heating
- 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 & Single 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 -Not to use the property for any purpose other than as or incidental to a private dwelling. Not to keep any livestock poultry or pigeons on the property. Not to park upon the property any commercial vehicle with an axle weight in excess of two thousand four hundred kilograms (2,400kg) trailer boat caravan horsebox of any kind or other similar type of vehicle so as to be visible from the estate roads or any adjoining property and not to park any such vehicle or any heavy goods vehicle on any part of the estate including the estate roads- note- transit type or similar vehicles are considered to be commercial vehicles having an axle weight in excess of 2,400kg. More restrictions in place, please refer to your conveyancer.

### **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

**Please note that the use of AI has been used in some photos. This has been solely to remove some of the tenants possessions and no other purpose.**

### **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 02/07/2026. 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.