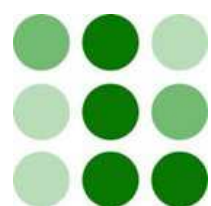




Alastair Drive, Yeovil, Somerset, BA21 3BT

Guide Price £260,000

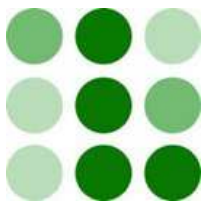
Offered for sale with no forward chain is this mature three bedroom semi-detached house which is situated in a sought after cul-de-sac close to local amenities. The accommodation includes an entrance hallway, WC and two reception rooms whilst on the first floor the landing provides access to two double bedrooms, a single bedroom and the family bathroom. The property sits nicely back from the road with ample driveway parking leading to the garage part of which is currently being used as a bar. The rear garden is a nice size and is mainly laid to lawn and offers a relatively blank canvass for someone to put their own stamp on.

 **LACEYS**
YEOVIL LTD



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3 Alastair Drive, Yeovil, Somerset, BA21 3BT



- Mature Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Ground Floor WC
- First Floor Bathroom
- Electric Heating
- Mostly Double Glazed
- Ample Parking & 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

As you enter the property you are greeted with an entrance hallway which has doors leading to the sitting room, dining room and kitchen. A further door opens to the WC which is situated in the stairs. There is a double glazed window to the side.

WC

A low level WC with sink above and mixer tap. There is an obscured double glazed window to the side.

Sitting Room 3.47 m x 3.32 m (11'5" x 10'11")

A large double glazed window overlooks the front of the property with a fireplace providing a nice focal feature. There is an electric wall mounted heater and a ceiling light point.

Dining Room 3.82 m x 3.19 m (12'6" x 10'6")

Positioned at the rear of the property this room enjoys direct access to the rear garden through the double glazed door with double glazed windows to the side. There is an electric fire with surround providing a nice focal feature, a wall mounted electric heater and a ceiling light point.

Kitchen 2.81 m x 2.22 m (9'3" x 7'3")

Fitted with a selection of wall and base units with drawers and work surfaces above. The sink with mixer tap and drainer is situated under the side facing obscured double glazed window. There is a built in oven and hob with extractor hood above and space is available for a washing machine and fridge/freezer. There is a strip light and a double glazed door which opens to the garden.

First Floor Landing

Doors open to all three bedrooms and the bathroom. There is a double glazed window to the side and access is available to the loft.

Bedroom One 3.83 m x 3.22 m (12'7" x 10'7")

A well proportioned double bedroom with a double glazed window overlooking the rear of the property, a wall mounted electric heater and a ceiling light point.

Bedroom Two 3.44 m x 3.36 m (11'3" x 11'0")

The second bedroom is also a comfortable double bedroom with a front facing double glazed window overlooking the garden, a wall mounted electric heater and a ceiling light point.

Bedroom Three 2.82 m x 2.24 m (9'3" x 7'4")

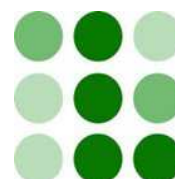
A single room with a rear facing double glazed window and a ceiling light point. There is a built in airing cupboard which houses the hot water cylinder.

Bathroom

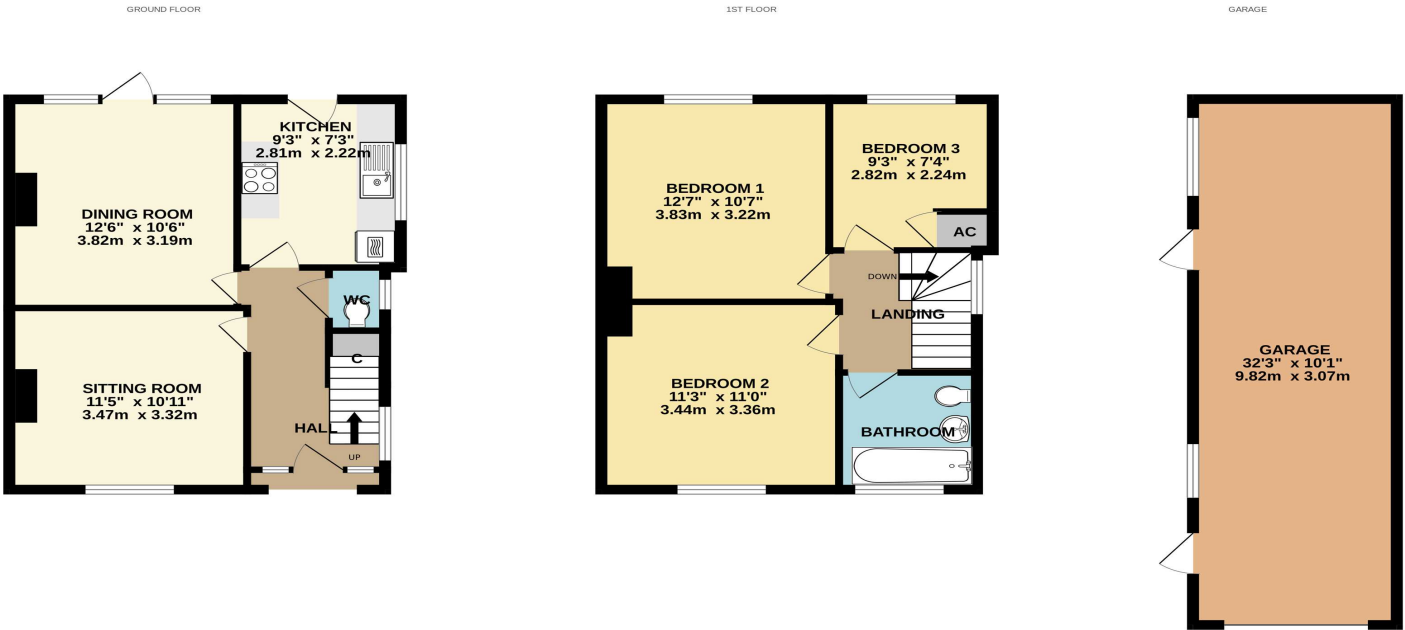
Fitted with a panel enclosed bath with electric shower above and screen to side, a pedestal wash basin and a low level WC. There is an obscured front facing double glazed window and an extractor fan.

Outside

The property sits nicely back from the road behind a wall. There is an area of lawn to one side and ample driveway parking which in turn leads to the long garage (currently part divided with a section being used for entertaining but would equally suit the use of a workshop). Double gates at the front open to the rear garden which has been designed with ease of maintenance in mind and is mainly laid to lawn.



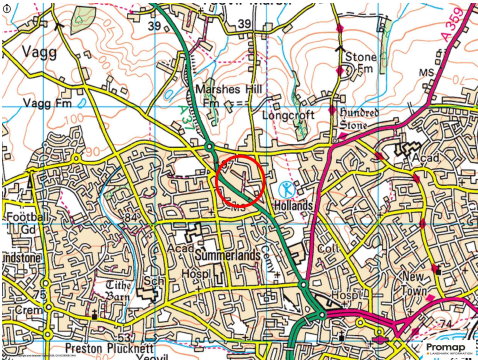
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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		82 B
69-80	C		
55-68	D		
39-54	E	45 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

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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 £260,000
- 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 -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
- Sewerage -Mains
- Heating -Electric Heaters
- 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 - Ample Driveway 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 recommend that you engage with your solicitor regarding possible restrictions.
- We'd recommend you review the Title/deeds of the property with your solicitor.
- 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 considered to be at VERY LOW RISK of River, Sea & Surface Water Flooding. 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) -E

Other Disclosures

Listed Status Not Listed

Article 4 Area- No

Conservation Area- No

This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor, on the 26/08/2026. 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.

No other Material disclosures have been made by the Vendor.