

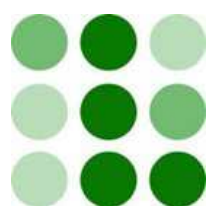


West Camel Farm, West Camel, Yeovil,
Somerset, BA22 7HH

Guide Price £395,000

Freehold

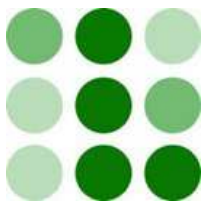
A very well presented three bedroom terraced home set in this tucked away position, within this sought after village location and enjoying a lovely outlook to the rear aspect. The home benefits from oil central heating, UPVC double glazing, cloakroom, conservatory, en-suite to the main bedroom, nice enclosed rear garden, garage and a car port. Also the added benefit of No Onward Chain.

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4 West Camel Farm, West Camel, Yeovil, Somerset,
BA22 7HH



- A Very Well Presented Three Bedroom Terraced Home
- Set In A Tucked Away Position
- Sought After Village Location
- Oil Central Heating
- UPVC Double Glazing
- En-Suite To The Main Bedroom
- Conservatory
- Cloakroom
- Enclosed Rear Garden
- Garage & Car Port Parking

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

Glazed front door to the Entrance Hall.

Entrance Hall

Inset Hessian doormat. Radiator. Laminate flooring. Coved ceiling. Stairs up to the Landing. UPVC double glazed window, front aspect. Doors to the Cloakroom, Lounge & Kitchen/Dining Area.

Cloakroom 1.84 m x 1.40 m (6'0" x 4'7")

Comprising low flush WC. Wall mounted wash basin. Extractor fan. Radiator. Laminate flooring. Coved ceiling. Inset ceiling spotlights.

Lounge 4.34 m x 3.27 m (14'3" x 10'9")

Built in fireplace with a Multi Fuel Burner in situ, tiled hearth & wooden mantle above. Radiator. TV point. Phone point. Coved ceiling. UPVC double glazed window, front aspect.

Kitchen/Dining Area 6.07 m x 4.17 m (19'11" x 13'8")

Well fitted comprising inset stainless steel sink with mixer tap, tiled surround and rolltop worksurface with cupboards & drawers below. Built in oven, microwave and hob with extractor hood above. Integrated slimline dishwasher. Wall mounted cupboards. Radiator. Laminate flooring. Space for table & chairs. Built in double fronted cupboard space. TV point. Coved ceiling. Inset ceiling spotlights. UPVC double glazed window, rear aspect. Double glazed door to the Rear Garden. Glazed double opening doors to the Conservatory. Door to the Utility Room.

Utility Room 1.84 m x 1.71 m (6'0" x 5'7")

Built in worktop with space & plumbing below for a washing machine. Space for upright fridge/freezer. Wall mounted cupboards. Built in shelving. Radiator. Tiled floor. Coved ceiling.

Conservatory 2.84 m x 2.36 m (9'4" x 7'9")

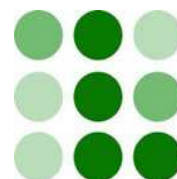
Tiled floor. UPVC double glazed, double opening doors to the Rear Garden.

Landing

Hatch to loft space with a pull down ladder, the loft is part boarded, power & lighting in place. Built in airing cupboard which houses the hot water tank. Doors to all Bedrooms & Family Bathroom.

Bedroom One 4.74 m x 3.65 m (15'7" x 12'0")

Radiator. TV point. Built in double fronted wardrobe. Further single built in storage cupboard. Coved ceiling. UPVC double glazed window, rear aspect with outlook. Door to the En-Suite Shower Room.



En-Suite Shower Room 3.91 m x 2.03 m (12'10" x 6'8")

Comprising a double width shower cubicle, wall mounted shower in situ, tiled surround. Vanity sink unit. Low flush WC. Heated towel rail. Extractor fan. Shaver point. Coved ceiling. Inset ceiling spotlights.

Bedroom Two 3.65 m x 2.86 m (12'0" x 9'5")

Radiator. Coved ceiling. UPVC double glazed window, rear aspect with outlook.

Bedroom Three 3.28 m x 2.92 m (10'9" x 9'7")

Radiator. Coved ceiling. UPVC double glazed window, front aspect.

Family Bathroom 2.18 m x 1.90 m (7'2" x 6'3")

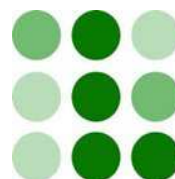
Neutral suite comprising bath with mixer tap shower attachment, tiled surround. Pedestal wash basin. Low flush WC. Extractor fan. Coved ceiling. Inset ceiling spotlights. Radiator. Frosted UPVC double glazed window, front aspect.

Outside

To the rear of the home there is a nicely landscaped Rear Garden which comprises of a paved seating area. Outside tap. Outside light. External boiler. Oil tank. Lawn area with a well stocked flowerbed to one side. The garden is bounded by fencing & hedging. A timber gate provides side access to an undercover walkway (used only by the property), where a further timber gate provides access to the front of the house.

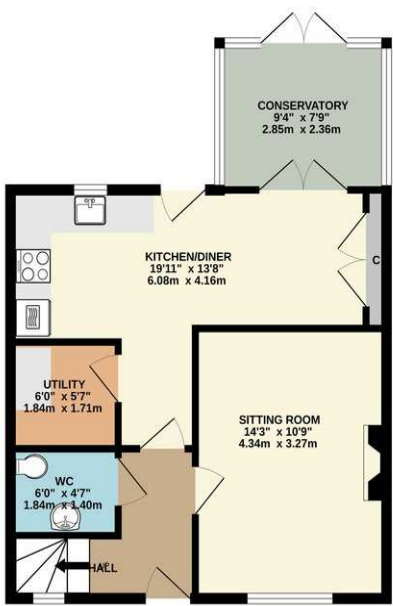
To the front there are lawn areas with mature shrubs & a tree in situ, Paved path leads to the front door, entrance canopy above. Outside light. The front garden is bounded by hedging.

The property also benefits from a Garage and a Car Port providing off road parking.

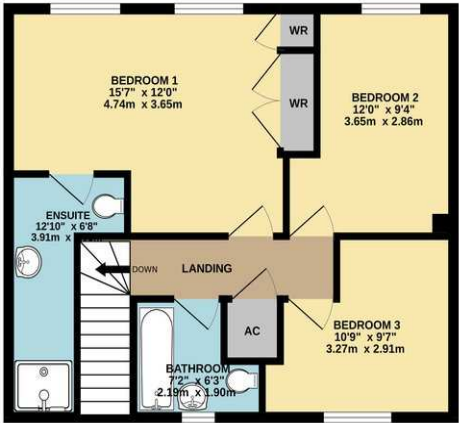


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GROUND FLOOR
523 sq.ft. (48.6 sq.m.) approx.

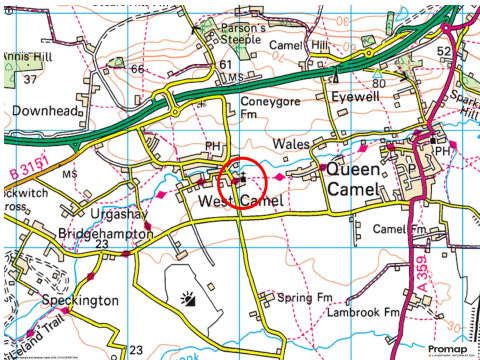
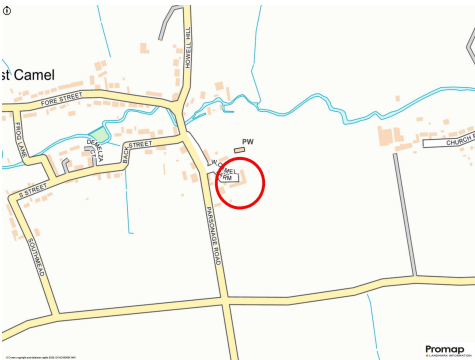
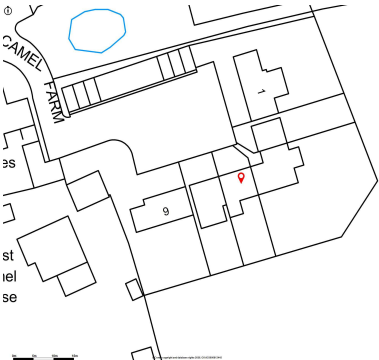
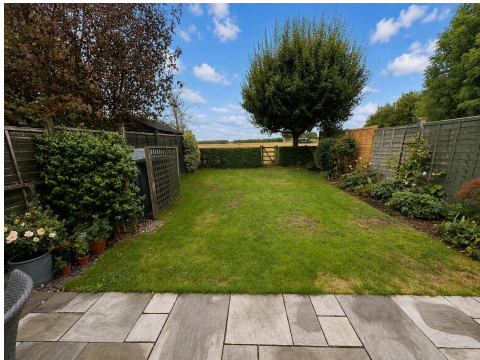
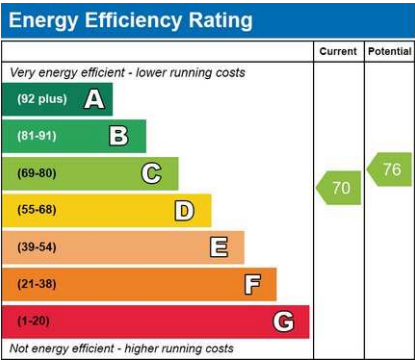


1ST FLOOR
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA: 1058 sq.ft. (98.3 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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Material Information

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 £395,000
- *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* - 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 Terraced 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* - Oil Central Heating, external boiler, hot water tank located in the airing cupboard on the Landing.
- *Broadband* - Wessex internet ultrafast fibre already connected. 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 & Car Port.

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. Restricted Covenants include;- Not to place, keep or permit to be placed, kept upon the Property any caravan, house on wheels or boat whether or not adapted or intended for use as a sleeping apartment. Not to park or permit to be parked any lorries or other commercial vehicles on any part of the Property or Development. No trade or business on the Property. *More covenants in place refer to 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

Conservation Area - The Garage & Car Port fall within the Conservation area, the property itself does not.

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.