Winston Drive, Yeovil, Somerset, BA21 3BH

Guide Price £245,000

Freehold

A well presented three bedroom, two reception room semi-detached family home set in this popular & tucked away residential location. The home benefits from UPVC double glazing, conservatory, enclosed rear garden, garage and off road parking. Also the added benefit of No Onward Chain.

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The Property Ombudsman

12 Winston Drive, Yeovil, Somerset, BA21 3BH

- A Well Presented Three Bedroom Semi-Detached Family Home
- Two Reception Rooms
- Popular & Tucked Away Location
- UPVC Double Glazing
- Conservatory
- Enclosed Rear Garden
- Garage
- 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 Lobby.

Entrance Lobby
Tiled floor. Frosted glazed door to the Entrance Hall.

Entrance Hall
Phone point. Wall mounted night storage heater. Built in understairs cupboard. Coved ceiling. Stairs up to the Landing. Doors to the Lounge, Dining Room & Kitchen.

Lounge 3.49m (11'5") x 3.49m (11'5")
Built in fireplace, flame effect electric fire with integral fan heater in situ. Wall mounted night storage heater. TV point. Coved ceiling. UPVC double glazed window, front aspect.

Dining Room 3.48m (11'5") x 3.47m (11'5")
Wall mounted night storage heater. Coved ceiling. UPVC double glazed door to the Conservatory.

Conservatory 2.37m (7'9") x 1.82m (6'0")
Tiled floor. UPVC double glazed door to the Rear Garden.

Kitchen 3.66m (12'0") x 2.15m (7'1")
Comprising inset stainless steel single drainer, single sink unit with tiled surround, rolltop worksurfaces with cupboards & drawers below. Recess for cooker (included). Recesses for washing machine & dishwasher, plumbing in place for both. Recesses for undercounter fridge & freezer. Plinth electric fan heater. Wall mounted cupboards. Tiled floor. Coved ceiling. Two UPVC double glazed windows, both rear aspects. UPVC double glazed door to the Rear Garden.

Landing
Hatch to loft space, partially boarded, light in situ, pull down loft ladder.. Coved ceiling. Wall mounted night storage heater. Built in cupboards. UPVC double glazed window, side aspect. Doors to all Bedrooms & the Shower Room.

Bedroom One 3.49m (11'5") x 3.40m (11'2")
Built in double wardrobes.. Coved ceiling. UPVC double glazed window, front aspect.

Bedroom Two 3.48m (11'5") x 3.44m (11'3")
Built in double fronted wardrobe. Built in airing cupboard that houses the hot water tank. Coved ceiling. UPVC double glazed window, rear aspect.

Bedroom Three 2.08m (6'10") x 2.07m (6'9")
Coved ceiling. UPVC double glazed window, front aspect.

Shower Room 2.12m (6'11") x 2.09m (6'10")
Comprising double width shower cubicle with a wall mounted Triton T70gsi electric shower in situ, panelled surround. Pedestal wash basin. Low flush WC. Shaver point. Wall mounted night storage heater. Vinyl flooring. Extractor fan. Wall mounted fan heater. Coved ceiling. Frosted UPVC double glazed window, rear aspect.

Outside
To the rear there is a pleasant enclosed garden that comprises of a lawn area with very well stocked flowerbeds in situ, good range of plants & mature shrubs in situ too. Garden pond. Pergola with seating area below. Outside lights, including security light.. Outside tap. Greenhouse. The garden is bounded by walling & fencing. Wooden doors provide rear access to a storage shed, which has access to the front, further storage shed and the Garage.

To the front there is a lawn area with well stocked flowerbeds alongside. Security light. Paved drive provides off road parking and access to the Garage - Up & over door, power & lighting in situ. The front area is bounded by walling and fencing.

https://www.laceysyeovil.co.uk
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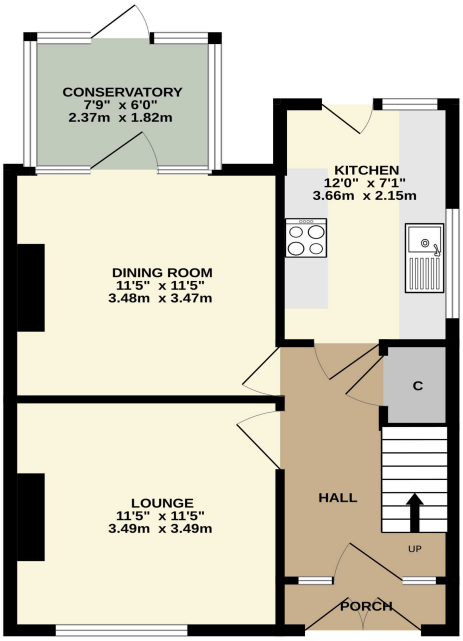
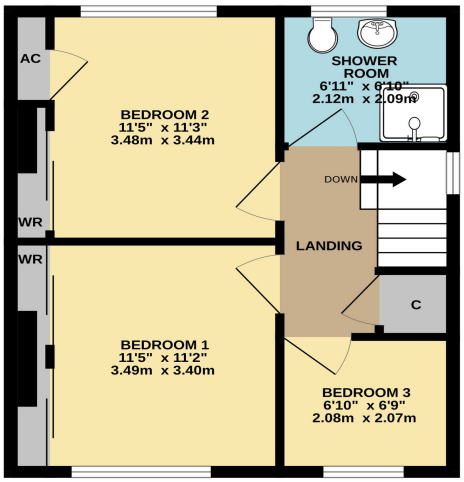
GROUND FLOOR



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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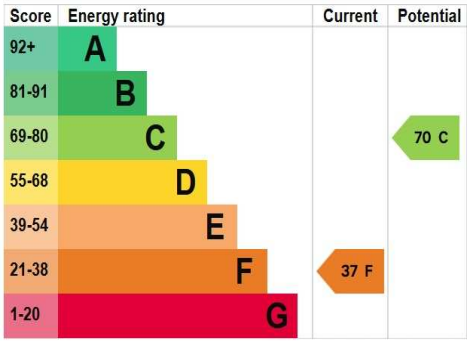

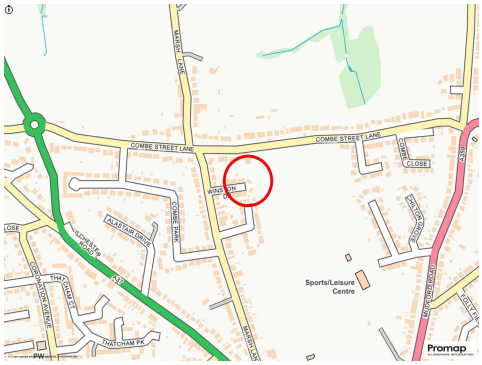

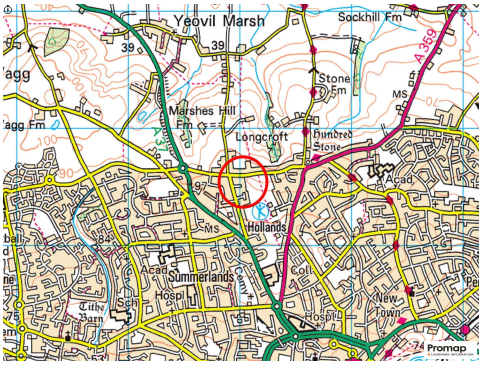

Please Note
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Photographs/Floor Plans
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Material Information

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 £245,000
- *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
- *Water Supply* - Mains on a meter.
- *Sewerage* - Mains
- *Heating* - Electric Night Storage Heaters, hot water tank located in the airing cupboard on the Landing.
- *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 & 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. Restricted Covenants include;- No hut, caravan, shed, house on wheels or other chattel adapted or intended for use as a sleeping compartment shall be allowed on the property. *More covenants in place refer to 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) - F

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 19/07/2026. 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.