

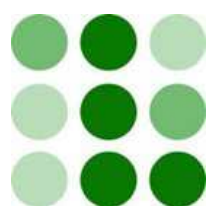


Cromwell Road, Yeovil, Somerset, BA21 5AN

Guide Price £210,000

Freehold

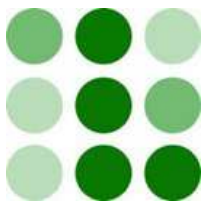
A well presented three bedroom, two reception room terrace family home set in this convenient location close to local amenities. The home benefits from gas central heating, UPVC double glazing, utility room, four piece bathroom, versatile loft space and a nice sized enclosed rear garden.

 **LACEYS**
YEOVIL LTD



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

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



47 Cromwell Road, Yeovil, Somerset, BA21 5AN



- A Well Presented Three Bedroom Terrace Family Home
- Two Reception Rooms
- Convenient Location, Close To Local Amenities
- Versatile Loft Space
- Gas Central Heating
- UPVC Double Glazing
- Four Piece Bathroom Suite
- Utility Room
- Nice Sized Enclosed Rear Garden
- Good Opportunity For First Time Buyer(s)

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 glazed front door to the Entrance Hall.

Entrance Hall

Part original tiled floor. Vinyl flooring. Radiator. Built in shelving. Dado rail. Coved ceiling. Stairs up to the Landing. Door to the Dining Room.

Lounge 3.56 m x 3.53 m (11'8" x 11'7")

Built in fireplace with a Woodburner in situ, tiled hearth and wooden mantle above. Radiator. TV point. Phone point. Coved ceiling. UPVC double glazed window, front aspect. Throughway to the Dining Room.

Dining Room 3.81 m x 3.76 m (12'6" x 12'4")

Radiator. Coved ceiling. Revealed floorboards. UPVC double glazed door to the Rear Garden. Door to the Kitchen.

Kitchen 3.38 m x 2.51 m (11'1" x 8'3")

Comprising inset stainless steel single drainer, 1 1/2 bowl sink unit with mixer hot tap, tiled surround and rolltop worksurface with cupboards & drawers below. Recess for cooker, extractor above. Wall mounted cupboards. Tiled floor. Coved ceiling. Trail of spotlights. UPVC double glazed window, rear aspect. Frosted UPVC double glazed door to the Rear Garden. Throughway to the Utility Area.

Utility Area 2.51 m x 1.30 m (8'3" x 4'3")

Built in worktop with space below for a washing machine, plumbing in place. Space for a tumble dryer. Space for an upright fridge/freezer. Wall mounted Glowworm combi boiler. Radiator. Vinyl flooring. Frosted UPVC double glazed window, rear aspect.

Landing

Radiator. Built in cupboard. Doors to all three Bedrooms & the Bathroom. Stairs up to the Loft Space.

Bedroom One 3.53 m x 2.79 m (11'7" x 9'2")

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

Bedroom Two 3.76 m x 2.82 m (12'4" x 9'3")

Radiator. Dado rail. Coved ceiling. Ceiling rose. UPVC double glazed window, rear aspect.

Bedroom Three 2.97 m x 1.73 m (9'9" x 5'8")

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

Bathroom 3.38 m x 2.51 m (11'1" x 8'3")

Lovely white four piece suite comprising a Victorian rolltop bath with a mixer tap shower attachment. Double width shower cubicle with shower in situ, tiled surround. Low flush WC. Pedestal wash basin. Heated towel rail. Vinyl flooring. Frosted UPVC double glazed window, rear aspect.

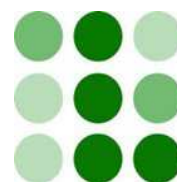
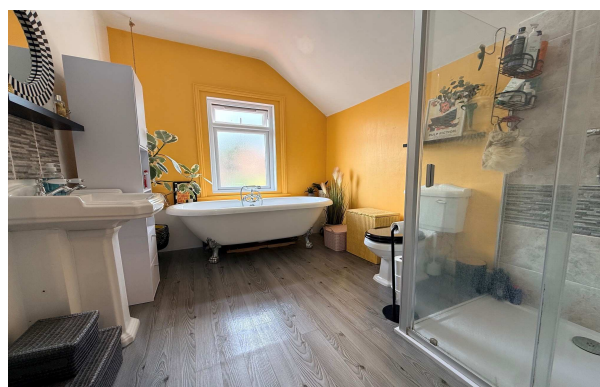
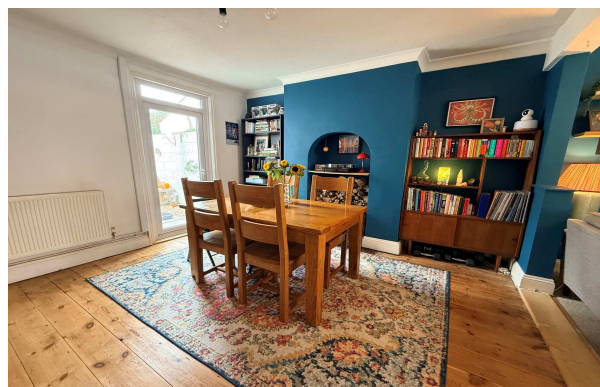
Loft Space 3.73 m x 3.51 m (12'3" x 11'6")

Built in eaves storage cupboards & storage. Wall mounted electric smart heater. Two velux windows, front & rear aspects.

Outside

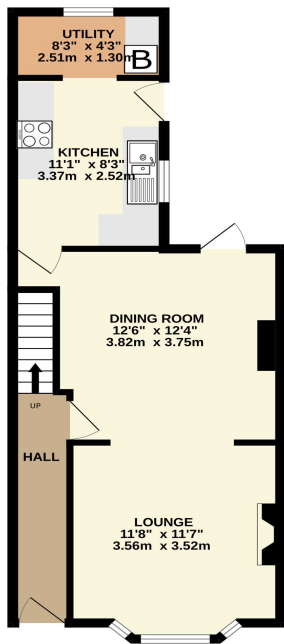
To the rear of the home there is a nice sized enclosed rear garden that comprises of a paved patio area. Outside tap. Paved steps up to a lawn section which is well bordered with a good selection of plants & shrubs in situ. The garden is bounded by fencing & walling with a timber gate providing rear access via a shared walkway.

To the front there is a gravelled section bounded by small walling.

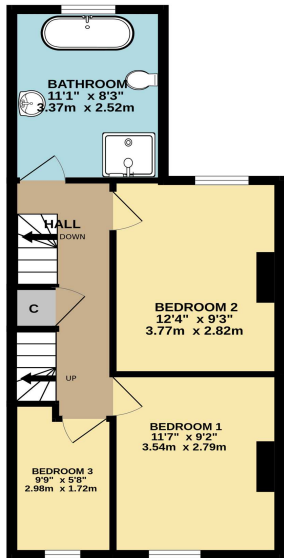


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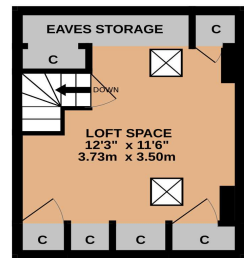
GROUND FLOOR
482 sq.ft. (44.8 sq.m.) approx.



1ST FLOOR
442 sq.ft. (41.0 sq.m.) approx.



2ND FLOOR
189 sq.ft. (17.6 sq.m.) approx.

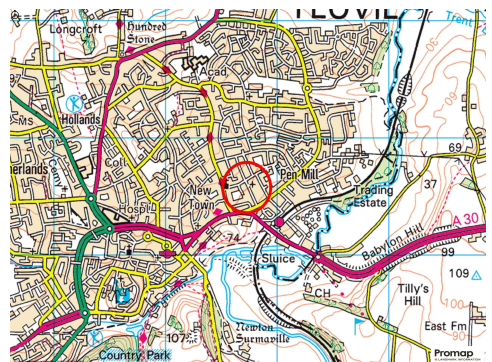


TOTAL FLOOR AREA: 1113 sq.ft. (103.4 sq.m.) approx.

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.
Made with Metroplan 5.0.2026



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	80 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

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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* - B
- *Asking Price* - Guide Price £210,000
- *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 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 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
- *Sewerage* - Mains
- *Heating* - Gas Central Heating, Glowworm combi boiler located in the Utility Area that also heats the hot water. Electric smart heater in the loft space. Woodburner in the Lounge.
- *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* - On road parking (subject to availability).

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 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

We are aware the property is in an Article 4 area - An "Article 4 Direction" (A4D) in planning law is a mechanism that allows a local council to remove certain permitted development rights for a specific area or property. This means that developments which would normally be permitted without needing planning permission, such as minor alterations or changes of use, now require a planning application and permission from the council.

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 23/09/2026. However, such information could change after compilation of the data, so Lacey's cannot be held liable for any changes post compilation or any accidental errors or omissions. Furthermore, Lacey's 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.