

Yew Tree Close, Yeovil, Somerset, BA20 2PB

Guide Price £240,000

Freehold

**A three bedroom semi-detached family home set in this popular & sought after residential location, close to local amenities, the home requires some updating but already benefits from gas central heating, UPVC double glazing, enclosed level rear garden, garage/workshop and off road parking for 2-3 vehicles. No Onward Chain.**

LACEYS YEOVIL LTD

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

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

The Property Ombudsman



11 Yew Tree Close, Yeovil, Somerset, BA20 2PB








- A Three Bedroom Semi-Detached Family Home
- Popular & Sought After Residential Location
- Close To Local Amenities
- Requires Some Updating
- Gas Central Heating
- UPVC Double Glazing
- Enclosed Level Rear Garden
- Garage/Workshop
- Off Road Parking For 2-3 Vehicles
- 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 Porch.

**Entrance Porch**
UPVC double glazed window, front aspect. Glazed door to the Lounge/Dining Area.

**Lounge 4.78 m x 4.72 m (15'8" x 15'6"**)
Built in open fireplace with paved hearth, revealed stone chimney. Two radiators. TV point. Phone point. Understairs recess. UPVC double glazed window, front aspect. Stairs to the landing.

**Dining Area 3.43 m x 2.64 m (11'3" x 8'8")**
Radiator. Throughway to the Kitchen. Sliding patio doors to the Garden Room.

**Kitchen 3.20 m x 2.11 m (10'6" x 6'11")**
Comprising inset stainless steel single drainer, double sink unit with mixer tap, tiled surround and rolltop worksurfaces with cupboards & drawers below. Recess for cooker, extractor above. Recess for washing machine, plumbing in place. Space for upright fridge/freezer. Wall mounted cupboards. Vinyl flooring. Trail of spotlights. UPVC double glazed window, rear aspect.

**Conservatory 4.29 m x 2.08 m (14'1" x 6'10")**
Vinyl flooring. UPVC double glazed, double opening doors to the Rear Garden.

**Landing**
Radiator. Hatch to loft space. Built in overstairs cupboard, that houses the Worcester combi boiler. Doors to all three Bedrooms & the Bathroom.

**Bedroom One 4.24 m x 2.82 m (13'11" x 9'3")**
Radiator. Built in double fronted wardrobe. UPVC double glazed window, front aspect.

**Bedroom Two 3.06 m x 2.84 m (10'0" x 9'4")**
Radiator. Two built in storage cupboards. UPVC double glazed window, rear aspect.

**Bedroom Three 3.28 m x 1.80 m (10'9" x 5'11")**
Radiator. Built in double fronted overstairs cupboard. Phone point. UPVC double glazed window, front aspect.

**Bathroom 1.80 m x 1.70 m (5'11" x 5'7")**
White suite comprising bath with wall mounted Mira Jump electric shower over, tiled surround. Vanity sink unit. Low flush WC. Extractor fan. Vinyl flooring. Frosted UPVC double glazed window, rear aspect.

**Outside**
To the rear there is an enclosed garden that comprises of two patio areas, lawn section, well stocked with a range of plants & shrubs in situ. Timber garden shed. The garden is bounded by fencing, a wooden gate provides rear access, also provides access to the larger than average garage.

To the front a tarmac drive provides off road parking for two vehicles.







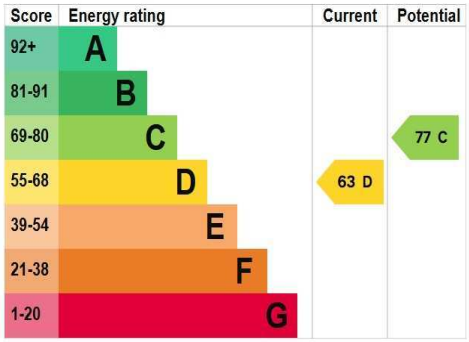


# 11 Yew Tree Close, Yeovil, Somerset, BA20 2PB




TOTAL FLOOR AREA : 998 sq.ft. (92.7 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 Metropix ©2026

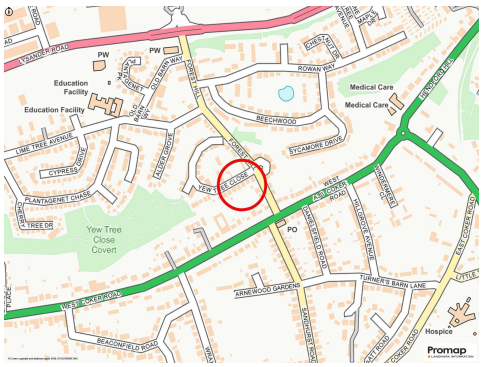


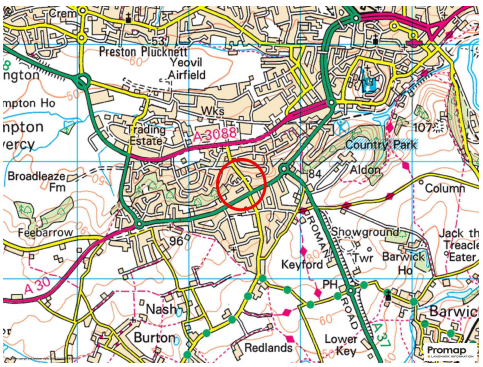











**Please Note**
No tests have been undertaken of any of the services and any intending purchasers/tenants should satisfy themselves in this regard. Laceys Yeovil Ltd for themselves and for the vendor/landlord of this property whose agents they are, give notice that,(i)these particulars do not constitute any part of an offer or contract,(ii) all statements contained within these particulars are made without responsibility on the part of Laceys 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 Laceys 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

*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 £240,000
- *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
- *Sewerage* - Mains
- *Heating* - Gas Central Heating, Worcester boiler located in cupboard on the Landing that also heats the hot water.
- *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* - Detached 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;- Property to be used as a private dwellinghouse only with the occupation of one family only. No trade, business or manufacture shall be set up or carried theron 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 )* - D

## 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 08/06/2026. 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.