

Guide Price £450,000

Mudford Road, Yeovil, Somerset, BA21 4NP

A well proportioned & very well presented extended four bedroom three reception room detached family home set in this popular location. The home benefits from gas central heating, double glazing, additional ground floor shower room, lovely enclosed rear garden and off road parking for multiple vehicles.

LACEYS YEOVIL LTD

The Property Ombudsman

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246 Mudford Road, Yeovil, Somerset, BA21 4NP







- A Well Proportioned, Extended Four Bedroom Detached Family Home
- Well Presented Throughout
- Three Reception Rooms
- Popular Residential Location
- Gas Central Heating
- Double Glazing
- Enclosed Rear Garden
- Off Road Parking For Multiple Vehicles
- No Onward Chain

www.rightmove.co.uk
www.primelocation.co.uk
www.zoopla.co.uk

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
UPVC double glazed front door to the Entrance Porch.

Entrance Porch
Tiled floor. Built in storage cupboard. Inset ceiling spotlights. Frosted UPVC double glazed window, front aspect. Multi panel glazed door to the Reception Hall.

Reception Hall
Wall mounted electric panel heater. Understairs recess. Cornicing. Stairs up to the Landing. Doors to the Lounge & Kitchen/Breakfast Room.



Lounge 4.05 m x 3.67 m (13'3" x 12'0")
Built in fireplace. Radiator. TV point. Wooden flooring. Cornicing. UPVC double glazed window, front aspect. double opening multi panel glazed doors to the Dining Room.

Dining Room 4.18 m x 3.65 m (13'9" x 12'0")
Radiator. Wooden flooring. Coved ceiling. Double opening multi panel glazed doors to the Garden Room.

Garden Room 3.72 m x 3.35 m (12'2" x 11'0")
Radiator. Coved ceiling. UPVC double glazed double opening doors to the Rear Garden. Multi panel glazed door to the Kitchen/Breakfast Room.



Kitchen/Breakfast Room 7.06 m x 2.84 m (23'2" x 9'4")
Well fitted Kitchen comprising inset single drainer, single sink unit with mixer tap with rolltop worksurfaces with a good range of cupboards & drawers below. Built in double oven & hob with extractor hood above. integrated fridge/freezer. Recess for dishwasher, plumbing in place. Space for table & chairs. Tiled floor. Coved ceiling. Inset ceiling spotlights. UPVC double glazed window, side aspect. UPVC double glazed double opening doors to the Rear Garden. Door to the Inner Hallway.

Inner Hallway
Radiator. Wooden flooring. Coved ceiling. Built in double fronted storage cupboard which also houses the washing machine, plumbing in place. UPVC double glazed window, rear aspect. Doors to Bedroom Four (Ground Floor0 & ground floor Shower Room. Frosted UPVC double glazed door to an enclosed parking area.



Bedroom Four (Ground Floor) 4.90 m x 2.62 m (16'1" x 8'7")
Built in triple fronted wardrobe. Upright radiator. Coved ceiling. UPVC double glazed window, rear aspect.

Ground Floor Shower Room
White suite comprising a double width shower cubicle with a wall mounted shower, tiled surround. Wall mounted wash basin. Low flush WC. Heated towel rail. Frosted UPVC double glazed window, front aspect.

Landing
Hatch to loft space, pull down ladder in situ. Cornicing. Wall mounted electric panel heater. UPVC double glazed window, side aspect. Doors to three Bedrooms & Bathroom.

Bedroom One 4.06 m x 3.68 m (13'4" x 12'1")
Radiator. Cornicing. UPVC double glazed window, front aspect.

Bedroom Two 4.24 m x 3.71 m (13'11" x 12'2")
Built in triple fronted wardrobe. Built in airing cupboard that houses the Worcester combi boiler. Radiator. UPVC double glazed window, rear aspect.

Bedroom Three 3.15 m x 2.64 m (10'4" x 8'8")
Radiator. Cornicing. UPVC double glazed window, rear aspect.

Bathroom 2.62 m x 2.41 m (8'7" x 7'11")
White suite comprising bath with a wall mounted shower above, tiled surround. Vanity sink unit. Low flush WC. Heated towel rail. Extractor fan. Two frosted UPVC double glazed windows, front & side aspects.

Outside
To the rear of the home there is a mature enclosed rear garden that enjoys a good degree of privacy, the garden comprises of two paved patio areas, lawn section with well stocked flowerbeds bordering, selection of mature shrubs & trees in situ. To the far end of the garden there is a decked area, timber garden shed also in place. Outside tap. Outside light. The garden is bounded by fencing.

The front of the home comprises of a tarmac drive that provides off road parking, also access to the Garage door that leads to extra parking to the side of the home. The front area is bounded by walling & hedging





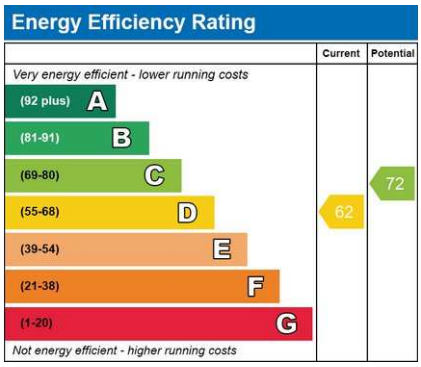




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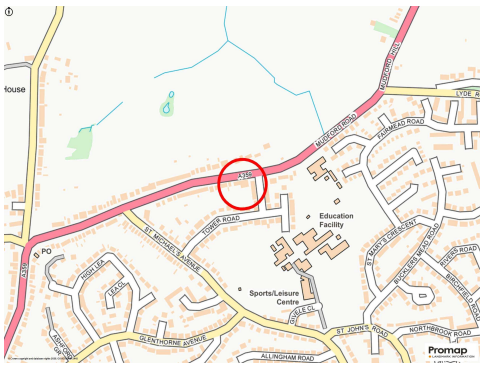


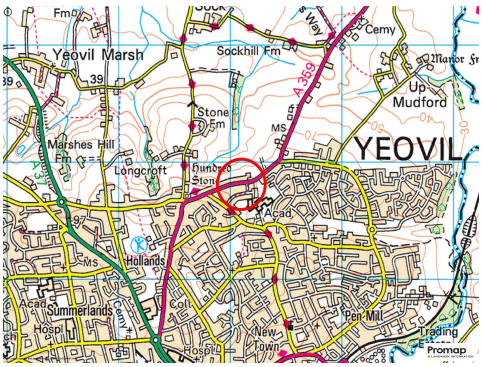












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Photographs/Floor Plans
Photographs are reproduced for general information and it must not be inferred that any item is included for sale / to let with this property. Please note floor plans are not to scale and are for identification purposes only. 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* - D
- *Asking Price* - Guide Price £450,000
- *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* - 4 Bedroom 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 combi boiler located in the airing cupboard in Bedroom Two. Open fire in the Lounge. Electric panel heaters in the Reception Hall & 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* -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 trade or business on the Property. Property to be used as a private dwellinghouse only. *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 25/06/2026. 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.