

Lakefields, West Coker, Yeovil, Somerset,
BA22 9BT

Guide Price £220,000

Freehold

A well proportioned three bedroom semi-detached family home set in this popular village location. The home benefits from oil central heating, UPVC double glazing, additional ground floor WC, handy utility space, a nice sized enclosed rear garden with a workshop in situ and off road parking for 2/3 vehicles. No Onward Chain.

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The Property Ombudsman



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- A Well Proportioned Three Bedroom Semi-Detached Family Home
- Popular Village Location
- UPVC Double Glazing
- Oil Central Heating
- Ground Floor WC
- Enclosed Rear Garden
- 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 Hall.

Entrance Hall
Phone point. Radiator. Two built in understairs storage cupboards. Stairs up to the Landing. Door to the Lounge. Throughway to the Kitchen.

Lounge/Dining Area 6.86 m x 3.84 m (22'6" x 12'7")
Built in stone fireplace with tiled hearth, wooden mantle above. Two radiators. TV point. Phone point. Dado rail. Coved ceiling. UPVC double glazed window, front aspect. UPVC double glazed, double opening doors to the Rear Garden.



Kitchen 2.84 m x 2.39 m (9'4" x 7'10")
Comprising inset single drainer, single sink unit with mixer tap, tiled surround and rolltop worksurface with cupboards & drawers below. Built in oven, grill & hob with extractor hood over. Recess for washing machine, plumbing in place. Recess for under counter fridge. Wall mounted cupboards. Tiled floor. Inset ceiling spotlights. UPVC double glazed window, rear aspect. Frosted UPVC double glazed door to the undercover side passageway.



Undercover Side Passageway
Two UPVC frosted double glazed doors, one provides access to the Rear Garden & one to the front of the home. Door to a Downstairs WC, frosted window, rear aspect. Store Room which also houses the floorstanding boiler. UPVC double glazed window, front aspect.

Landing
Hatch to loft space. UPVC double glazed window, side aspect. Doors to all Bedrooms & the Shower Room.

Bedroom One 3.53 m x 2.97 m (11'7" x 9'9")
Radiator. Built in airing cupboard that houses the hot water tank. Built in double fronted wardrobe. Further built in storage cupboard. Coved ceiling. UPVC double glazed window, front aspect.



Bedroom Two 3.86 m x 2.72 m (12'8" x 8'11")
Radiator. Phone point. Coved ceiling. UPVC double glazed window, rear aspect.

Bedroom Three 2.72 m x 2.51 m (8'11" x 8'3")
Radiator. Phone point. Coved ceiling. UPVC double glazed window, front aspect.

Shower Room 1.80 m x 1.65 m (5'11" x 5'5")
White suite comprising a triple width walk in shower with a wall mounted Mira Sport electric shower in place, tiled surround. Pedestal wash basin. Low flush WC. Heated towel rail. Extractor fan. Frosted UPVC double glazed window, rear aspect.



Outside
To the rear of the home there is a nice sized enclosed garden comprising of a paved patio area. Outside tap. Outside light. Two gravelled sections. Various plants & shrubs in situ. Oil tank. Timber shed. Further timber store. The garden is bounded by walling & fencing.

To the front there is a gravelled drive that provides off road parking for 2-3 vehicles. Steps down to the front door, entrance canopy above. outside light.

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GROUND FLOOR
549 sq.ft. (51.0 sq.m.) approx.

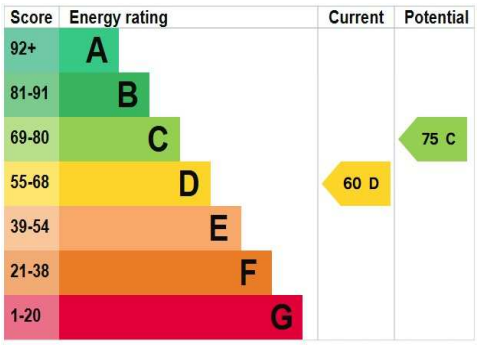
1ST FLOOR
399 sq.ft. (37.1 sq.m.) approx.

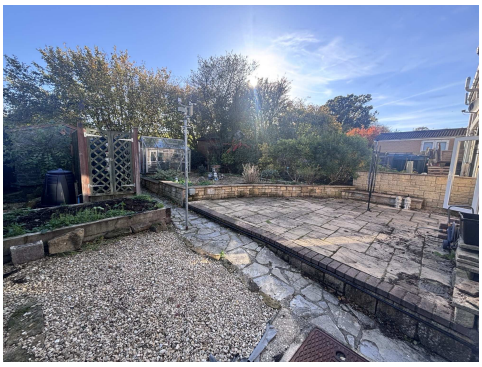


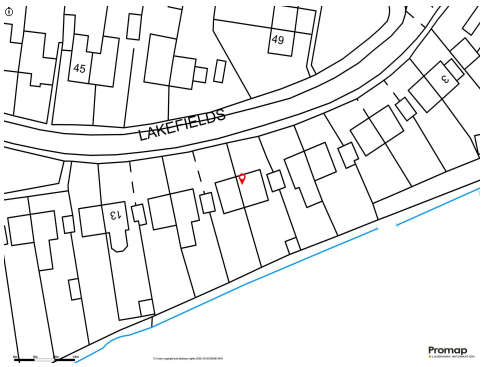
TOTAL FLOOR AREA : 948 sq.ft. (88.1 sq.m.) approx.

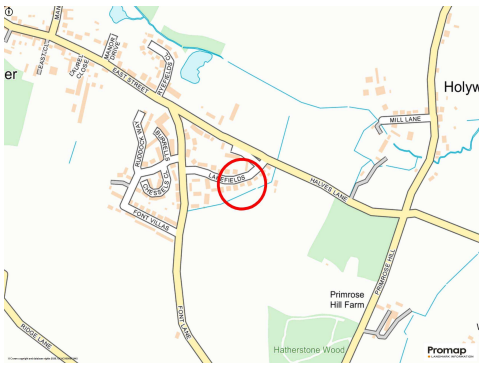
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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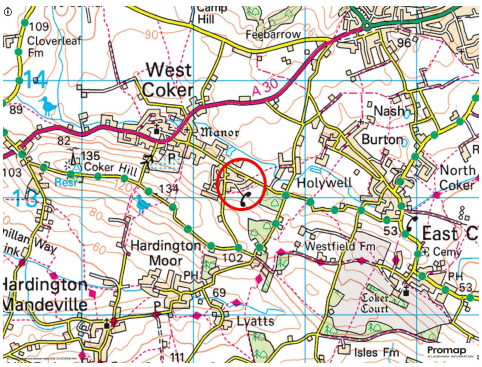












Please Note
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Photographs/Floor Plans
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Material Information

Material Information in compliance with the Digital Markets, Competition and Consumers Act 2024.

Material Information applicable in all circumstances

- *Council Tax Band* - B
- *Asking Price* - Guide Price £220,000
- *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* - Oil Central Heating, floorstanding boiler located in the Store Room in the Side Passageway. Hot water tank located in the airing cupboard in Bedroom One.
- *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;- Not to use the premises other than as a private dwellinghouse. No trade or business to be carried out upon the premises. Not to station, cause or permit to be stationed on the premises any caravan, tent or other mobile dwelling intended for human habitation. *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 27/10/2026. 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.