

Guide Price £150,000

Lower Fairmead Road, Yeovil, Somerset,
BA21 5SS

A two bedroom terraced home set in a tucked away position in this popular & convenient location. The home requires some updating throughout but does benefit from UPVC double glazing, enclosed rear garden and a garage in a block. No Onward Chain.

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The Property Ombudsman



196 Lower Fairmead Road, Yeovil, Somerset,
BA21 5SS







- A Two Bedroom Terraced House
- Tucked Away Position
- Popular & Convenient Location
- Updating Required Throughout
- UPVC Double Glazing
- Enclosed Rear Garden
- Garage In A Block
- 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
Frosted UPVC double glazed door to the Entrance Hall.

Entrance Hall
Built in alcove. Stairs up to the Landing. Door to the Lounge. Concertina door to the Kitchen.

Lounge 5.49 m x 3.58 m (18'0" x 11'9")
Wall mounted night storage heater. TV point. Built in understairs cupboard. Phone point. UPVC double glazed window, rear aspect. UPVC double glazed door to the Rear Garden.

Kitchen 2.84 m x 1.88 m (9'4" x 6'2")
Comprising inset stainless steel single drainer, single sink unit with tiled surround and rolltop worksurfaces with cupboards & drawers below. Recess for cooker Recess for washing machine, plumbing in place. Recess for under counter fridge. Wall mounted cupboards. UPVC double glazed window, front aspect.

Landing
Hatch to loft space. Doors to both Bedrooms, Bathroom & Separate WC.

Bedroom One 3.58 m x 2.92 m (11'9" x 9'7")
Floorstanding electric heater. UPVC double glazed window, front aspect.

Bedroom Two 3.58 m x 2.62 m (11'9" x 8'7")
Floorstanding electric heater. Built in double fronted overstairs airing cupboard. UPVC double glazed window, front aspect.

Bathroom 1.70 m x 1.63 m (5'7" x 5'4")
Suite comprising bath with wall mounted Gainsborough electric shower in situ, tied surround. Pedestal wash basin.

Separate WC
Comprising low flush WC.

Outside
To the rear of the property there is an enclosed rear garden comprising a paved patio area, lawn section with various plants & shrubs in situ, second section of garden that is laid with Astro Turf, further plants & shrubs in situ. The garden is bounded by fencing with a timber gate providing rear access.

Garage is a short walk away located in a block.

To the front there is a lawn area with shrubs in situ, concrete path leads to the front door.







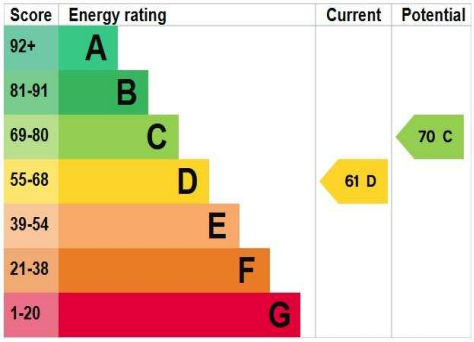


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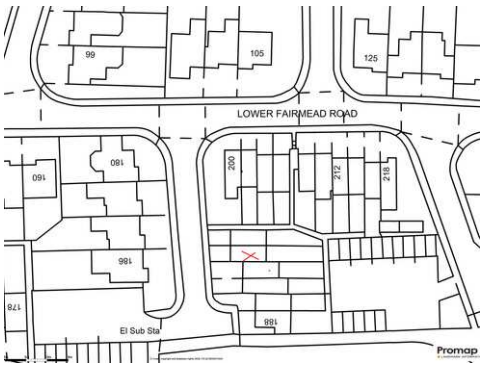


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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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 £150,000
- *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* - 2 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* - Electric Storage Heaters.
- *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 in a Block.

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 Property than as a private dwellighouse. Not to use the property for any trade, manufacture or business. Not to keep in front of the Buildings or the front garden any caravan or other portable structure adapted for use as a sleeping compartment. Not to keep upon the Property any animals except such as are usually kept as domestic pets. *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 05/06/2026. 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.