

HIghfield Road, Yeovil, BA21 4RW

Guide Price £180,000

Freehold

This mature three bedroom semi-detached house is situated in a popular residential location and is offered to the market with no forward chain. The well-proportioned accommodation includes an entrance lobby, sitting room, sitting/dining room, kitchen, side lobby and WC. On the first floor there two double bedrooms, a single bedroom and bathroom with sink and bath. There is a sensible size rear garden which is mainly laid to lawn with a further small garden to the front and side.

LACEYS YEOVIL LTD

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

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

The Property Ombudsman



89 Highfield Road, Yeovil, Somerset, BA21 4RW







- Mature Semi-Detached House
- Popular Residential Location
- Three Bedrooms
- Two Reception Rooms
- Kitchen
- First Floor Bathroom
- WC- Ground Floor
- Double Glazed
- Night Storage Heating

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 425115.**

The **ACCOMMODATION** comprises:

Lobby
Upon entering the property you are greeted with an entrance lobby which has doors opening to both reception rooms and stairs which provide access to the first floor landing.

Dining Room 3.11 m x 2.91 m (10'2" x 9'7")
A cosy room with a a fireplace, a front facing double glazed window, a night storage heater and a ceiling light point.

Sitting/Dining Room 5.51 m x 3.34 m (18'1" x 10'11")
This twin aspect room has double glazed windows overlooking both the front and rear of the property. There is a useful built in cupboard and two night storage heaters.

Kitchen 3.01 m x 2.39 m (9'11" x 7'10")
Fitted with a selection of wall and base units with drawers and work surfaces above. The stainless steel sink with mixer tap is positioned under the rear facing double glazed window. There is space for a cooker, washing machine and fridge. An opening leads to a side lobby.

Side Lobby
Doors open to the side of the the property and WC

WC
Low level WC. Double glazed window to rear. Ceiling light point.

Landing
Doors open to all three bedrooms and the bathroom. There is access to the loft via a hatch.

Bedroom One 5.51 m x 3.02 m (18'1" x 9'11")
A large double twin aspect room with front and rear facing double glazed windows, a ceiling light point and a night storage heater. A cupboard houses the immersion heater.

Bedroom Two 3.23 m x 2.89 m (10'7" x 9'6")
A smaller double room with front facing double glazed window, a built in cupboard, night storage heater and a ceiling light point.

Bedroom Three 2.73 m x 2.52 m (8'11" x 8'3")
A single room with a rear facing double glazed window, a night storage heater and a ceiling light point.

Bathroom
Fitted with a panel enclosed bath and a wall hung wash basin. There is an obscured double glazed window to the rear.

Outside
The property is set nicely back from the road with a pathway and steps leading to the front door. There is a raised flower bed. The rear garden is mainly laid to lawn.



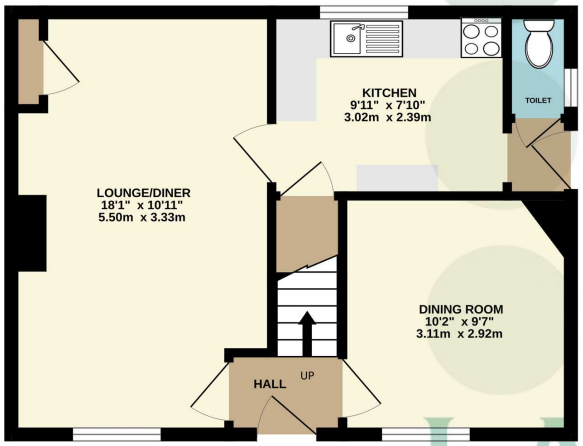




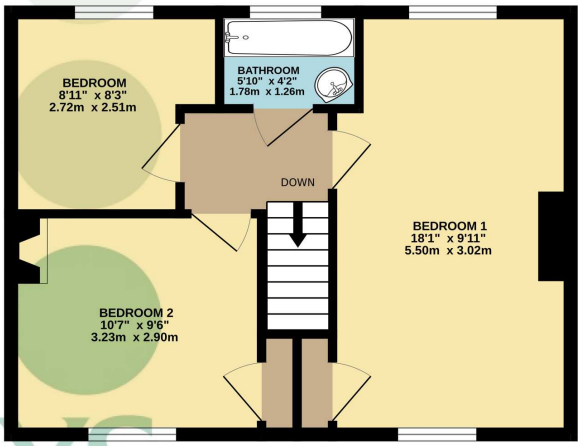


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GROUND FLOOR



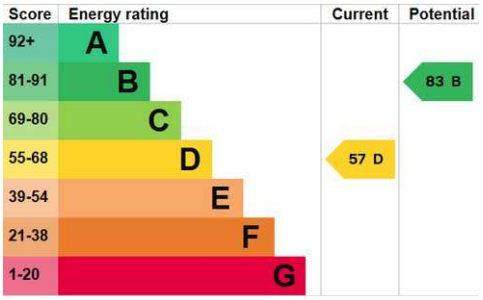
1ST FLOOR



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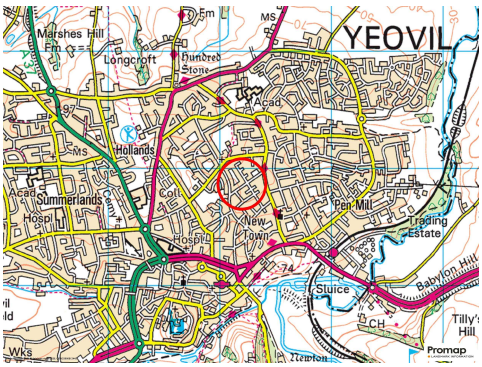












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Material Information
In compliance with the Digital Markets, Competition and Consumers Act 2024

Material Information applicable in all circumstances
· Council Tax Band - Band B
· Asking Price - Guide Price £180,000
· 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.gov.uk/calculate-stamp-duty-land-tax
Other Fees/Disbursements payable - Conveyancers 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 lenders' 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 - 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 - Night Storage Heating
· Broadband - Please refer to Ofcom website. https://www.ofcom.org.uk/phones-telecoms-and-internet/advicefor-consumers/advice/ofcom-checker.
· Mobile Signal/Coverage - Please refer to Ofcom website. https://checker.ofcom.org.uk/en-gb/mobile-coverage.
· Parking - On Street Parking.

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 - Not to use the property other than as a private dwelling house. Not to station on the premises any caravan tent or other mobile dwelling intended for human habitation. Not to keep of suffer to be done or kept on the premises any act of thing which may become a nuisance.
We'd recommend you review the Title/deeds of the property with your solicitor.
Restricted Covenants include;

· More covenants in place refer to your solicitor.

Material Information that may or may not apply continued
· 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.
· Current Flood Risk - 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

Please note our client is a corporate seller with limited knowledge of the property history. If there is anything specifically you would like more information about we ask that you rely on your solicitor/surveyor.

Other Disclosures
Listed Status- Not Listed
Article 4 Area- No
Conservation Area- No

This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor, on the 9/11/2026. 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.

No other Material disclosures have been made by the Vendor.