



Runnymede Road, Yeovil, Somerset, BA21 5SZ

Guide Price £190,000

Freehold

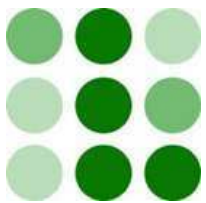
**A very well presented two bedroom terraced home that has been refurbished to provide an ideal starter home, set in a tucked away position in this popular residential location. The home benefits from gas central heating, UPVC double glazing, modern kitchen, modern white bathroom suite, enclosed rear garden and a garage to the rear.**

 **LACEYS  
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116 Runnymede Road, Yeovil, Somerset, BA21 5SZ



- A Very Well Presented Two Bedroom Terraced Home
- Refurbished To Provide An Ideal Starter Home
- Tucked Away Position
- Popular Residential Location, Close To Local Amenities
- Gas Central Heating
- UPVC Double Glazing
- Modern Kitchen & Bathroom
- Enclosed Rear Garden
- Garage
- Allocated Parking

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**

Wall mounted Vaillant combi boiler. Radiator. Phone point. Stairs up to the Landing. Glazed door to the Lounge. Arched throughway to the Kitchen.

### **Lounge 4.50 m x 3.61 m (14'9" x 11'10")**

TV point. Radiator. Built in understairs cupboard. Recessed alcove focal point. Coved ceiling. UPVC double glazed window, rear aspect. UPVC double glazed door to the Rear Garden.

### **Kitchen 2.49 m x 1.70 m (8'2" x 5'7")**

Modern kitchen comprising inset single sink unit with mixer tap, rolltop worksurfaces with cupboards & drawers below. Recess for cooker, extractor above. Recess for washing machine, plumbing in place. Recess for upright fridge/freezer. Wall mounted cupboards. Vinyl flooring. UPVC double glazed window, front aspect.

### **Landing**

Hatch to loft space. Doors to both Bedrooms & the Bathroom.

### **Bedroom One 3.61 m x 2.90 m (11'10" x 9'6")**

Radiator. Coved ceiling. Two UPVC double glazed windows, both rear aspects.

### **Bedroom Two 3.61 m x 2.21 m (11'10" x 7'3")**

Radiator. Built in double fronted wardrobe with overhead storage above. Built in airing cupboard. Coved ceiling. UPVC double glazed window, front aspect.

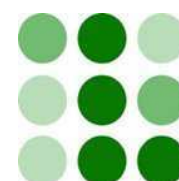
### **Bathroom 1.91 m x 1.82 m (6'3" x 6'0")**

Modern white suite comprising bath with mixer tap, wall mounted shower over, oversized head & tiled surround. Wall mounted vanity sink unit. Low flush WC. upright radiator. Extractor fan. Vinyl flooring.

### **Outside**

To the rear there is an enclosed garden, comprising of a paved patio area, nice lawn area. Timber garden shed. The garden is bounded by fencing with a timber gate providing rear access. The gate also provides access to a walkway that leads to the allocated parking space and garage in a block to the rear.

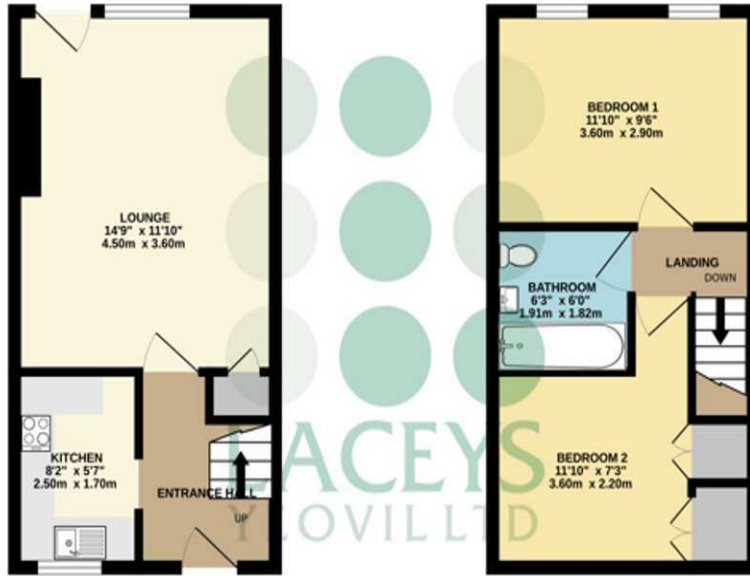
To the front there is a lawn area, chipping section. Path leads to the front door, entrance canopy above.



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GROUND FLOOR  
206 sq.ft. (24.7 sq.m.) approx.

1ST FLOOR  
270 sq.ft. (25.1 sq.m.) approx.

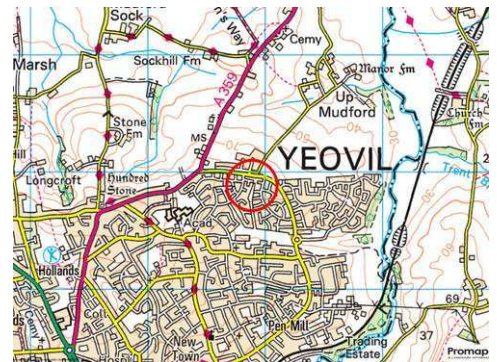


TOTAL FLOOR AREA: 568sq.ft. (52.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency over the years.  
Made with Intertek i3D26



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



**Please Note**

No tests have been undertaken of any of the services and any intending purchasers/tenants should satisfy themselves in this regard. Lacey's 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 Lacey's 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 Lacey's 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* - B
- *Asking Price* - Guide Price £190,000
- *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* - Conveyancer's 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 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, on a meter.
- *Sewerage* - Mains
- *Heating* - Gas Central Heating, Vaillant combi boiler located in the Entrance Hall 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* - Garage & Allocated Parking Space.

### 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 only to be used as a private dwellinghouse. not to use the Property for any trade, manufacture or business. Not to keep in front of the Buildings or in any part of the front garden any caravan or other portable structure adapted for use as a sleeping compartment. Not to keep any animals except such as are usually kept as domestic pets \*More covenants in place refer to your solicitor.
- *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.
- *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 18/05/2026. However, such information could change after compilation of the data, so Lacey's cannot be held liable for any changes post compilation or any accidental errors or omissions. Furthermore, Lacey's 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.