



Great Corner, Abbey Manor Park, Yeovil,  
Somerset, BA21 3SY

Guide Price £195,000

Freehold

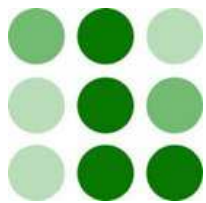
**A two bedroom terraced starter home set in a tucked away position on the ever popular Abbey Manor Park development, close to local amenities. The home benefits from gas central heating, double glazing, modern newly fitted kitchen, conservatory, shower room, enclosed garden with a versatile workshop/outbuilding, garage and off road parking for 4-5 vehicles. No Onward Chain.**

 **LACEYS  
YEOVIL LTD**



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

Tel: 01935 425115 Email: [info@laceysyeovil.co.uk](mailto:info@laceysyeovil.co.uk)



2 Great Corner, Abbey Manor Park, Yeovil,  
Somerset, BA21 3SY



- A Two Bedroom Terrace Starter Home
- Tucked Away Position, Abbey Manor Park Development
- Close To Local Amenities
- Gas Central Heating
- UPVC Double Glazing
- Modern Well Fitted Kitchen
- Enclosed Rear Garden
- Versatile Workshop/Store
- Off Road Parking For 4-5 Vehicles
- Garage

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 Lobby.

### **Entrance Lobby**

Radiator. Laminate flooring. Stairs up to the Landing. Door to the Lounge.

### **Lounge 3.71 m x 2.95 m (12'2" x 9'8")**

Wall mounted gas fire. Radiator. TV point. Phone point. Built in understairs cupboard. Laminate flooring. UPVC double glazed window, front aspect. Door to the Kitchen/Diner.



### **Kitchen/Dining Area 3.96 m x 2.38 m (13'0" x 7'10")**

Modern well fitted Kitchen comprising inset single drainer, single sink unit, mixer tap, rolltop worksurfaces with cupboards & drawers below. Built in oven, microwave & hob, extractor above. Integrated fridge/freezer. Recess for washing machine, plumbing in place. Wall mounted cupboards. Wall mounted Biasi combi boiler, housed in a cupboard. Space for table & chairs. Radiator. Tiled floor. Coved ceiling. Inset ceiling spotlights. UPVC double glazed window (internal), rear aspect. Glazed door to the Conservatory.

### **Conservatory 2.72 m x 2.21 m (8'11" x 7'3")**

Radiator. Laminate flooring. UPVC double glazed door to the Rear Garden.



### **Landing**

Doors to both Bedrooms & the Shower Room.

### **Bedroom One 2.95 m x 2.95 m (9'8" x 9'8")**

Built in double fronted wardrobe, built in safe within the cupboard. Built in overstairs storage cupboard. Radiator. TV point. Laminate flooring. Coved ceiling. UPVC double glazed window, front aspect with outlook.



### **Bedroom Two 3.15 m x 2.03 m (10'4" x 6'8")**

Radiator. Phone point. Hatch to loft space. UPVC double glazed window, rear aspect.

### **Shower Room 2.67 m x 1.45 m (8'9" x 4'9")**

White suite comprising corner shower cubicle with wall mounted shower, panelled surround. Pedestal wash basin. Low flush WC. Extractor fan. Shaver point. Fully tiled walls. Tiled floor. Inset ceiling spotlights. Frosted UPVC double glazed window, rear aspect.



### **Outside**

To the rear there is an enclosed garden, comprising a paved patio area, good-sized wooden workshop/store - 3.00m (9'10") X 3.00M (9'10") - with power & lighting in situ. The garden is bounded by fencing.

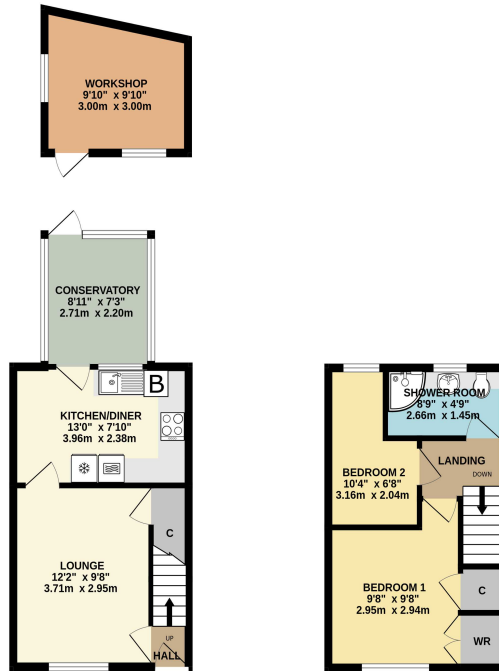
To the front there is a paved drive providing off road parking, concrete path to the front door. There is a further concrete drive that provides further off road parking & access to the Garage - Up & over door. In total there is space for 4-5 vehicles (subject to size).



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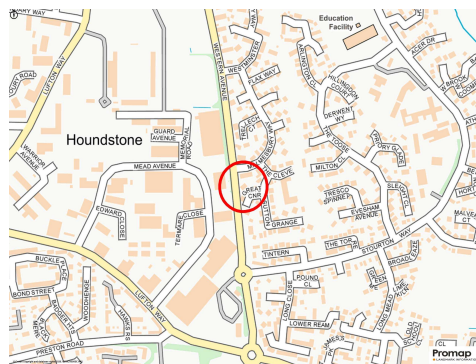
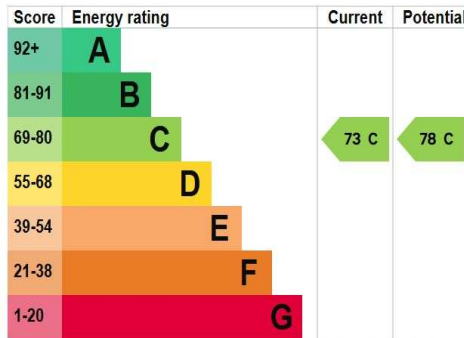
GROUND FLOOR  
433 sq. ft. (40.3 sq. m.) approx.

1ST FLOOR  
288 sq. ft. (24.9 sq. m.) approx.



TOTAL FLOOR AREA: 701 sq. ft. (65.1 sq. m.) approx.

While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, windows, stairs 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

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

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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 £195,000
- *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 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* - Gas Central Heating, Biasi combi boiler located in the Kitchen which 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 & Two Driveways.

### 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 to be used as a private dwellinghouse for a single family only. Not to park any lorry, van or other commercial vehicle permanently or temporarily on the property (except that a light van used by an occupier of the property solely for private purposes). Not to store, place or permit any boat or other chattel of any description whatsoever on the roof of the garage. \*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) - C

## **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 22/05/2026. 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.