

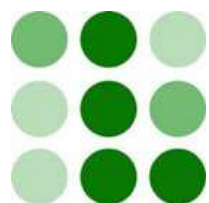


Larkspur Crescent, Yeovil, Somerset, BA21 3HL

Guide Price £200,000

Freehold

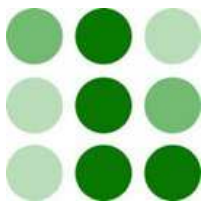
This well cared for, mature three bedroom staggered terraced house is situated on the West Side of Yeovil and is available for sale with no forward chain. Offering great potential for a family home the accommodation includes a porch with cupboard, cloakroom, sitting room, dining room and fitted kitchen, whilst on the first floor the landing provides access to the two double bedrooms, single room and family bathroom. There is an L-shaped rear garden complete with summer house and greenhouse and the property itself benefits from gas central heating and double glazing. To the front of the property alongside the front door there is a useful store.

 **LACEYS**
YEOVIL LTD



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65 Larkspur Crescent, Yeovil, Somerset, BA21 3HL



- Mature Three Bedroom Terraced Home
- Popular Location Close to Shops and Schools
- Well Maintained
- Double Glazed & Gas Central Heating
- Fitted Kitchen With Integrated Appliances
- Well Stocked Rear Garden with Summer House and Green House
- Offered To The Market With No Forward 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 425115**.

The **ACCOMMODATION** comprises:

Entrance Hallway

Upon entering the property you are greeted with an entrance hallway which has doors opening to the cloakroom, cupboard which houses the gas fired boiler and the sitting room. Stairs provide access to the first floor landing. There is a radiator and two ceiling light points.

Sitting Room 5.14m x 3.97m (16'10" x 13'0")

A false chimney with inset electric fire provides a nice focal feature to the room with an opening with side display niches leading to the dining room. There is an under-stairs cupboard, a ceiling light point and a radiator.

Dining Room 3.08m x 2.37m (10'1" x 7'9")

Conveniently situated between the living room and kitchen with sliding double glazed doors opening to the garden. There is a radiator and a ceiling light point. An archway opens to the kitchen.

Kitchen 3.17m x 2.46m (10'5" x 8'1")

Fitted with a good selection of wall, base and drawer units with work surfaces above. There is a built in eye level oven/grill, an inset hob with extractor hood above, fridge and freezer. Space is available for a washing machine and the inset sink with mixer tap is positioned under the rear facing double glazed window.

Landing

Doors open to all three bedroom and the family bathroom. A further door opens to a storage cupboard. There is a ceiling light point and access is available to the loft.

Bedroom One 4.84m x 2.47m (15'11" x 8'1")

Fitted with a good selection of fitted furniture including wardrobes, drawers and a dressing table. A double glazed window overlooks the rear garden and there is a ceiling light point.

Bedroom Two 3.54m x 2.46m (11'7" x 8'1")

A small double room with a front facing double glazed window, a radiator and a ceiling light point.

Bedroom Three 2.42m x 2.35m (7'11" x 7'9")

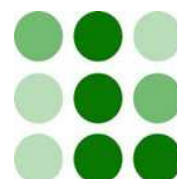
A single room with a front facing double glazed window, a radiator and a ceiling light point.

Family Bathroom 2.39m x 1.98m (7'10" x 6'6")

Fitted with a panel enclosed bath with centralised mixer tap and electric shower above, a low level WC and wash basin with vanity unit beneath. There is an open storage area with shelves, an obscured rear facing double glazed window and a ceiling light point.

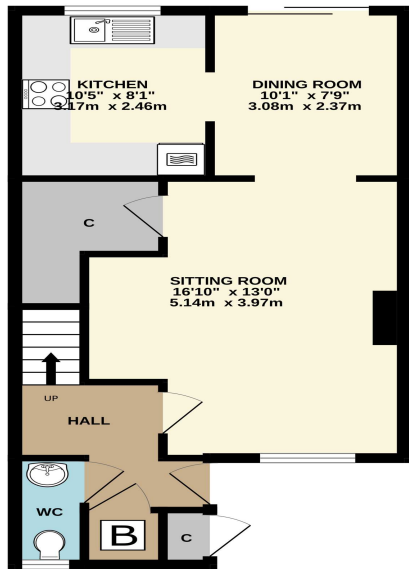
Outside

The property sits nicely back from the road with a small front garden which offers a good variety of shrubs. A door opens to the in built shed and a door opens to the hallway. The rear garden was previously a real labour of love for the previous owner and offers various patio areas, shingle areas, a good selection of mature shrubs and bushes, summer house and greenhouse.

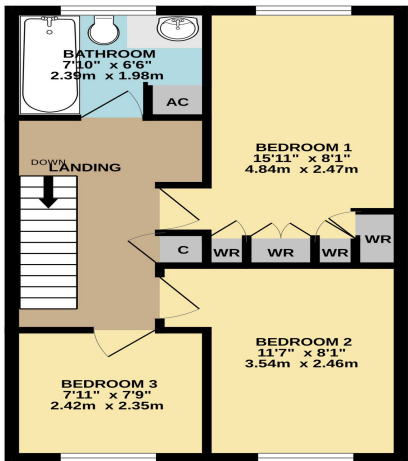


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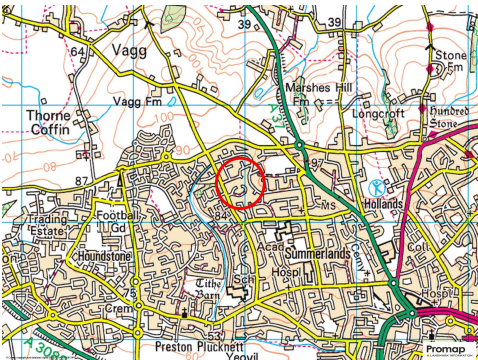
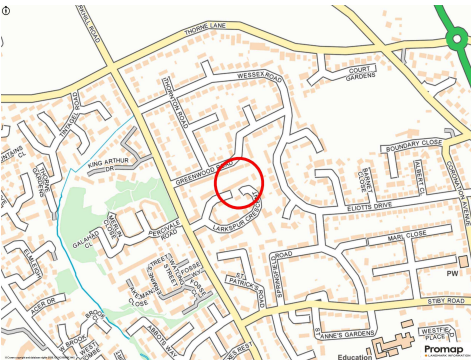
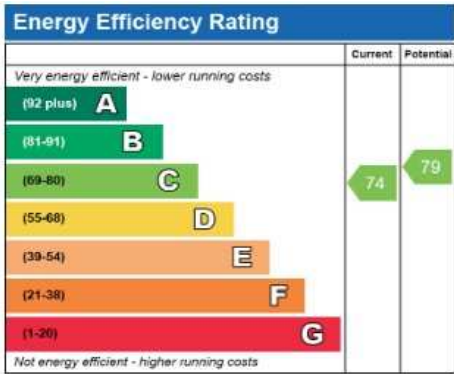
GROUND FLOOR
476 sq.ft. (44.2 sq.m.) approx.



1ST FLOOR
428 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA: 903 sq.ft. (83.9 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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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 £200,000
- 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 - 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- combi boiler- hall cupboard
- 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 - There is no allocated parking however on street unrestricted parking is available.

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 single private dwellinghouse. Not to carry out any trade or business. Not to station on the property any caravan, tent or other mobile dwelling intended for human habitation. Not to keep or suffer to be done or kept on the premises any act or thing which may be or become a nuisance.

We'd recommend you review the Title/deeds of the property with your solicitor.

- 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 - 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

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 17/10/2026. 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.

No other Material disclosures have been made by the Vendor.