

Aldondale Gardens, Yeovil, Somerset, BA20 1QU

Guide Price £269,500

Freehold

A well presented three bedroom, two reception semi-detached home set in a quiet tucked away position yet within a very convenient reach of local amenities. The home benefits from a modern kitchen, modern shower room, gas central heating, UPVC double glazing, decked balcony with outlook over Nine Springs, landscaped rear garden, garage and off road parking, No Onward Chain.

LACEYS YEOVIL LTD

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

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

The Property Ombudsman



7 Aldondale Gardens, Yeovil, Somerset, BA20 1QU







- A Well Presented Three Bedroom Semi-Detached Home
- Two Reception Rooms
- Tucked Away Position
- Overlooking Nine Springs To The Rear Aspect
- Gas Central Heating
- UPVC Double Glazing
- Tiered Rear Garden
- Garage
- Driveway
- 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 Hall.

Entrance Hall
Radiator. Built in understairs cupboard. Stairs up to the Landing. Doors to the Lounge, Garden Room, Kitchen, Ground Floor Shower Room & Separate WC.

Lounge 3.81 m x 3.76 m (12'6" x 12'4")
Built in fireplace. Radiator. Coved ceiling. UPVC double glazed window, rear aspect with an outlook over Nine Springs.



Garden Room 3.63 m x 3.48 m (11'11" x 11'5")
Radiator. Coved ceiling. Laminate flooring. UPVC double glazed, double opening doors to the Decked Area & Rear Garden, overlooking Nine Springs.



Kitchen 3.00 m x 2.84 m (9'10" x 9'4")
Well fitted Kitchen comprising inset one & a half bowl sink unit with tiled surround, rolltop work surfaces with cupboards & drawers below. Integrated washing machine. Recess for cooker, Recess for upright fridge/freezer. Wall mounted cupboards. Heated towel rail. Inset ceiling spotlights. Two UPVC double glazed windows, both front aspects.

Ground Floor Shower Room 1.82 m x 1.56 m (6'0" x 5'1")
Comprising double width corner shower cubicle, wall mounted shower, over sized head and tiled surround. Vanity sink unit. Heated towel rail. Extractor fan. Laminate flooring. Fully tiled walls. Inset ceiling spotlights. Frosted UPVC double glazed window, side aspect.



Separate WC
Comprising low flush WC. Radiator. Tiled floor. Half tiled walls. Frosted UPVC double glazed window, front aspect.

Landing
From the Entrance Hall stairs up to the Landing. UPVC double glazed window, front aspect on the way up the stairs. Doors to all three Bedrooms.

Bedroom One 5.52 m x 3.67 m (18'1" x 12'0")
Radiator. TV point. Phone point. Revealed flooboards. Range of built in storage cupboards. UPVC double glazed window, rear aspect with outlook over Nine Springs.

Bedroom Two 3.63 m x 3.20 m (11'11" x 10'6")
Radiator. Built in cupboard. Revealed floorboards. UPVC double glazed window, rear aspect with outlook over Nine Springs.



Bedroom Three 2.87 m x 2.69 m (9'5" x 8'10")
Radiator. Revealed floorboards. UPVC double glazed window, side aspect.

Outside
From the Garden Room doors to the raised decked area which is bounded by Iron railing, steps down to a paved patio area that extends the width of the home, door to a **Store/Workshop 5.76m (18'11") x 3.50m (11'6")**. Further steps lead down through a well stocked tiered garden area, wide range of plants & shrubs in situ. To the lower section there is a further timber shed/store and planting tunnels. The garden is bounded by fencing & enjoys an outlook over Nine Springs.

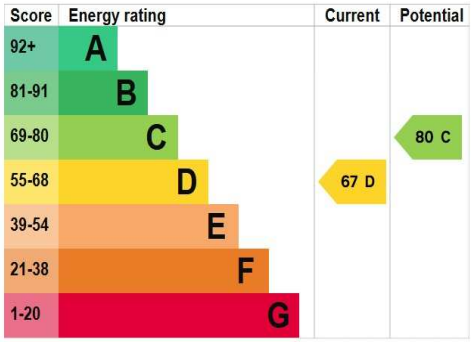
To the front there is a hardstanding area. Drive provides access to the **Garage 5.37m (17'7") x 2.27m (7'5"**) - Up & over door, also off road parking for a small vehicle. The front is bounded by walling with steps down to the front door. Two outside lights.

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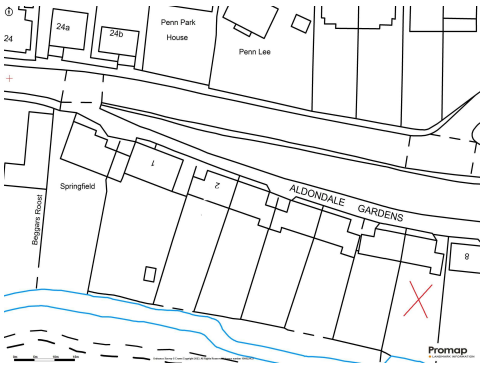


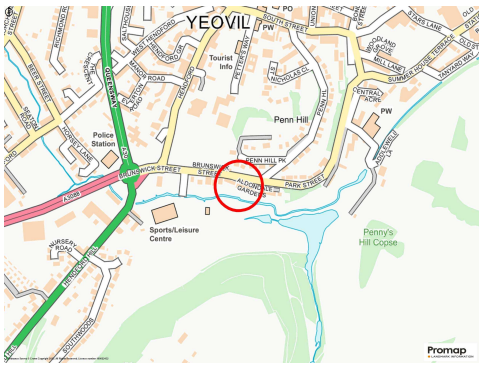
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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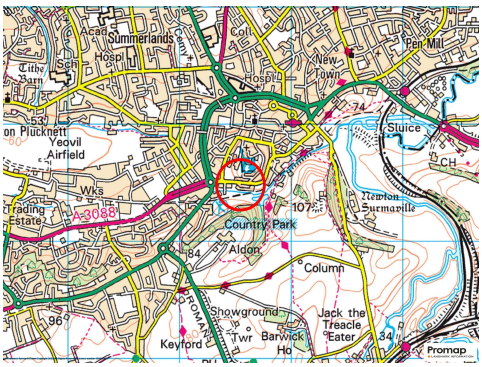












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Material Information

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

Material Information applicable in all circumstances

- *Council Tax Band* - C
- *Asking Price* - Guide Price £269,500
- *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* - 3 Bedroom 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* - Gas Central Heating
- *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 & Driveway.

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. .
- *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 18/08/2026. 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.