

Woodcote, Yeovil, Somerset, BA20 2SE

Guide Price £199,950

Freehold

A well presented two bedroom terraced home set in a tucked away position in this popular residential location. The home benefits from gas central heating, double glazing, enclosed rear garden, garage and off road parking. A good opportunity for First Time Buyer(s).

LACEYS YEOVIL LTD

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

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

The Property Ombudsman



12 Woodcote, Yeovil, Somerset, BA20 2SE







- A Well Presented Two Bedroom Terraced Home
- Tucked Away Position
- Popular Residential Location
- Gas Central Heating
- Double Glazed
- Enclosed Rear Garden
- Off Road Parking
- Good Opportunity For First Time Buyer(s)

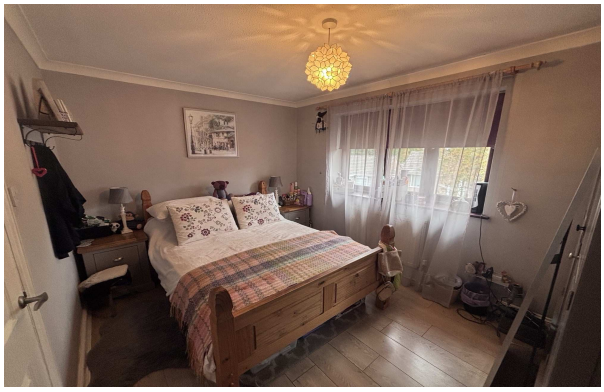
An internal inspection is highly recommended in order to fully appreciate the extent of accommodation on offer.Such an appointment may be arranged through the **Sole Agents** on **01935 425 115.**



Accommodation Comprises
Frosted front door to the Entrance Hall.

Entrance Hall
Radiator. Phone point. Coved ceiling. Laminate flooring. Stairs up to the Landing. Glazed door to the Lounge. Archway through to the Kitchen.

Lounge 4.44 m x 3.71 m (14'7" x 12'2")
Radiator. TV point. Secret built in storage cupboard. Laminate flooring. Double glazed, double opening doors to the Rear Garden.



Kitchen 2.92 m x 1.78 m (9'7" x 5'10")
Comprising inset single drainer, single sink unit with mixer tap, tiled surround and rolltop worksurfaces with cupboards & drawers below. Built in oven & hob with extractor hood above. Recess for washing machine, plumbing in place. Space for upright fridge/freezer. Wall mounted cupboards. Tiled floor. Trail of spotlights. Double glazed window, front aspect.

Landing
Hatch to loft space. Built in airing cupboard with radiator in situ. Doors to both Bedrooms & the Bathroom.



Bedroom One 3.73 m x 2.67 m (12'3" x 8'9")
Radiator. Laminate flooring. Coved ceiling. Double glazed window, rear aspect.

Bedroom Two 2.64 m x 2.54 m (8'8" x 8'4")
Radiator. Laminate flooring. Built in storage cupboard that also houses the Baxi combi boiler. Double glazed window, front aspect.

Bathroom 2.08 m x 1.68 m (6'10" x 5'6")
White suite comprising bath with mixer tap, wall mounted shower, over sized head & panelled surround. Vanity sink unit. Low flush WC. Heated towel rail. Extractor fan. Inset ceiling spotlights. LVT flooring.



Outside
To the rear of the home there is an enclosed garden that comprises of a decked area. Lawn section. Timber garden shed. The garden is bounded by fencing & walling with a timber gate providing rear acess.

To the front there is an enclosed lawn area. Path leads to the front door. Outside store. The garden is bounded by fencing. Timber gate provides access.

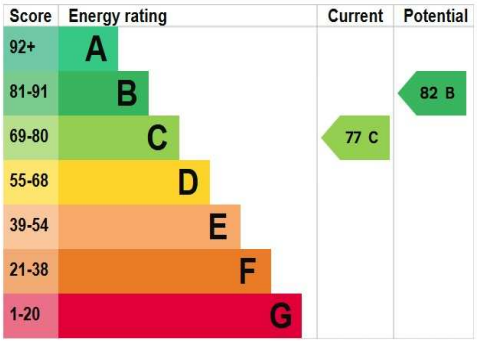
A short walk from the home there is a Garage in a block with off road parking in front of the Garage.

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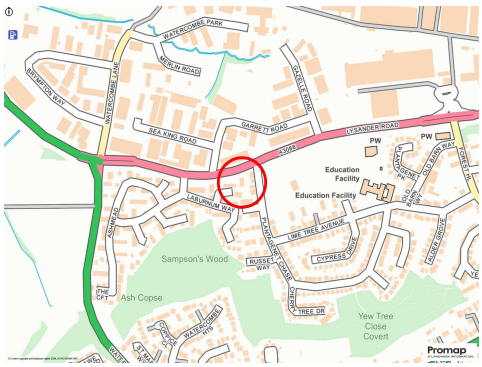
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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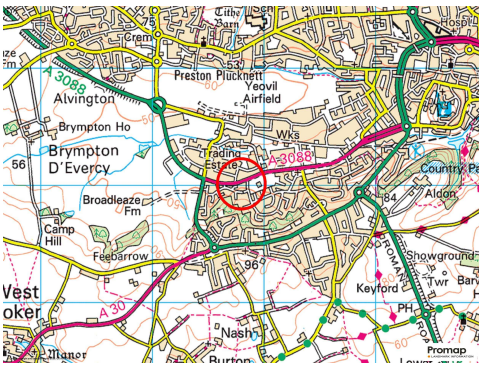












Please Note
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Material Information

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 £199,950
- *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* - 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, Baxi combi boiler located in Bedroom Two cupboard 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 & 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. Restricted Covenants include:- Not to carry on, permit or suffer to be carried on upon the property any trade or business whatsoever and to use the property as a single private dwellinghouse only. Not to park a caravan, house on wheels, boat, trailer or other similar vehicle or crat on any part of the property. *More covenants in place refer to 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) - 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 04/11/2026. 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.