

Home Drive, Yeovil, Somerset, BA21 3AP

Guide Price £400,000

Freehold

A well presented & well proportioned extended three bedroom, three reception room detached family home set in this sought after residential location, providing good access to local amenities. The home benefits from gas central heating, double glazing, cloakroom, shower room, detached garage, off road parking and a lovely landscaped enclosed rear garden approx. ¼ acre.

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The Property Ombudsman

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29 Home Drive, Yeovil, Somerset, BA21 3AP







- A Well Proportioned Three Bedroom Detached Family Home
- Sought After Residential Location
- Three Reception Rooms
- Cloakroom
- Gas Central Heating
- UPVC Double Glazing
- Detached Garage
- Off Road Parking For Multiple Vehicles
- Lovely Landscaped Enclosed Rear Garden Approx 1/4 Acre

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
UPVC double glazed front door into the Entrance Lobby.

Entrance Lobby
Tiled floor. Stained glass door & side panels to the Entrance Hall.

Entrance Hall
Radiator. Built in understairs cupboard. Phone point. Coved ceiling. Stairs up to the Landing. Doors to Cloakroom, Lounge, Dining Room & Kitchen.

Cloakroom
Comprising low flush WC. Wall mounted corner wash basin. Frosted UPVC double glazed window, side aspect.

Lounge 4.19 m x 3.84 m (13'9" x 12'7")
Built in focal fireplace. TV point. Radiator. Coved ceiling. UPVC double glazed bay window, front aspect.

Dining Room 4.19 m x 3.43 m (13'9" x 11'3")
Built in fireplace, back boiler in situ. Radiator. Picture rail. Coved ceiling. UPVC double glazed window, side aspect. Double opening glazed doors to the Garden Room.

Breakfast Room 3.45 m x 1.88 m (11'4" x 6'2")
Radiator. UPVC double glazed window, side aspect. UPVC double glazed double opening doors to the Rear Garden. Throughway to the Kitchen.

Kitchen 4.11 m x 2.67 m (13'6" x 8'9")
Comprising inset single drainer, 1 1/2 bowl sink unit with mixer tap, tiled surround and rolltop worksurface with cupboards & drawers below. Built in oven & hob, extractor above. Integrated fridge & freezer. Recess for washing machine, plumbing in place. Recess for slimline dishwasher, plumbing in place. Wall mounted cupboards. Radiator. Vinyl flooring. Coved ceiling. UPVC double glazed window, rear aspect. Frosted UPVC double glazed window, side aspect.

Landing
Hatch to loft space, fully boarded, light & loft ladder in situ. Coved ceiling. UPVC double glazed window, side aspect. Doors to all Bedrooms & the Shower Room.

Bedroom One 3.84 m x 3.67 m (12'7" x 12'0")
Radiator. Range of built in wardrobes and storage cupboards. Picture rail. Coved ceiling. UPVC double glazed bay window, front aspect.

Bedroom Two 4.19 m x 3.43 m (13'9" x 11'3")
Radiator. Range of built in wardrobes and storage cupboards/drawers. Picture rail. Coved ceiling. Corner vanity sink unit. Double glazed window, rear aspect.

Bedroom Three 2.77 m x 2.41 m (9'1" x 7'11")
Radiator. Picture rail. Coved ceiling. UPVC double glazed window, front aspect.

Shower Room 2.62 m x 2.36 m (8'7" x 7'9")
White suite comprising walk in double width shower with wall mounted shower & panelled surround. Pedestal wash basin. Low flush WC. Heated towel rail. Radiator. Built in airing cupboard that houses the hot water tank. Laminate flooring. Frosted double glazed window, rear aspect.

Outside
To the rear of the home is a stunning feature which is the rear garden, comprising approx 1/4 acre it has been carefully landscaped to create multiple areas that can be used to relax & enjoy. The garden comprises of a paved patio area which is bounded by slightly raised flowerbeds. Outside lights. Steps up to a gravelled seating area, wooden pergola in situ. Greenhouse. Two Garden sheds. Lovely lawn areas which have a good selection of flowerbeds in place which are well stocked. The garden enjoys a good range of mature plants, shrubs & trees in situ and enjoys a good degree of privacy. There is a further paved seating area to the far end of the garden too. The garden is bounded by fencing & walling, Iron gate provides side access from both sides of the home. A UPVC door provides side access to the detached garage - electric door.

To the front there are gravelled areas with various shrubs/plants in situ. Paved path leads to the front door. Outside light.

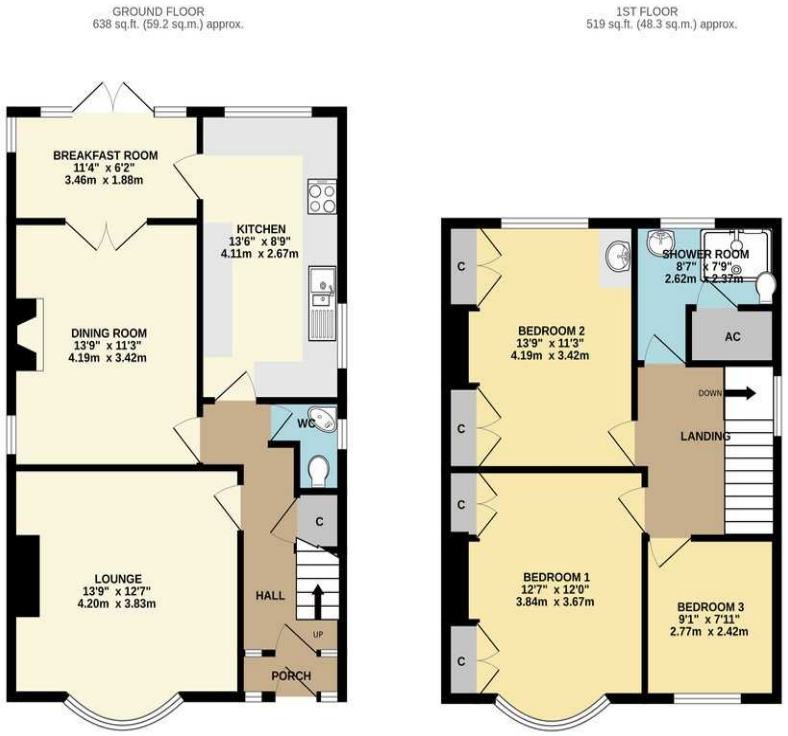




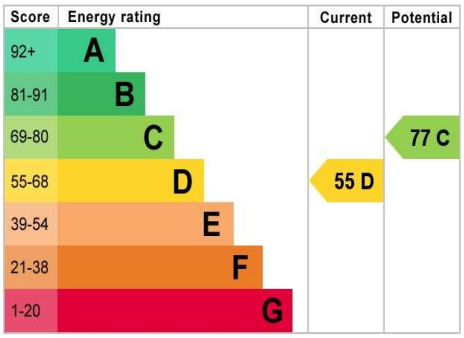




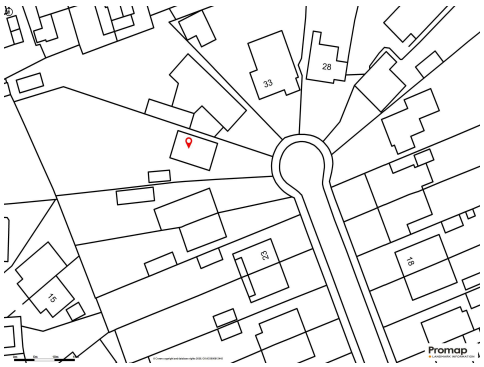
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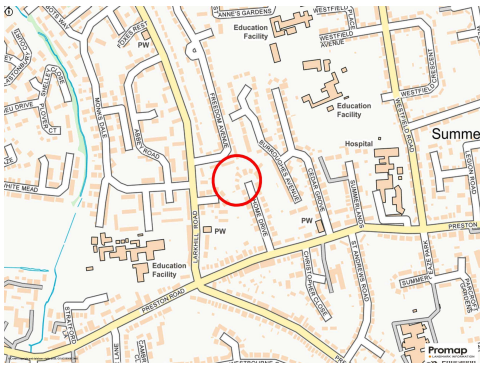


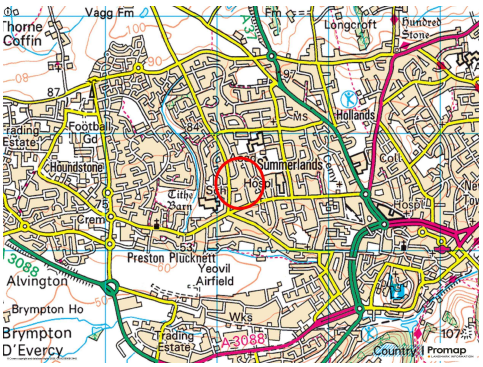












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Photographs/Floor Plans
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Material Information

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

Material Information applicable in all circumstances

- *Council Tax Band* - E
- *Asking Price* - Guide Price £400,000
- *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.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 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 on a meter.
- *Sewerage* - Mains
- *Heating* - Gas Central Heating, back boiler in situ behind the fireplace in the Dining Room (we understand from the sellers that this is annually maintained), hot water tank located in the airing cupboard in the Shower Room.
- *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* - Detached 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 30/03/2026. 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.