



Southway Drive, Yeovil, Somerset, BA21 3ED

Guide Price £280,000

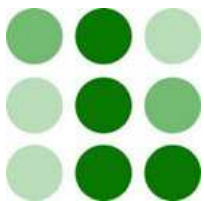
Freehold

This mature three bedroom semi-detached bungalow is situated in a popular residential location not far from shops, schools, local college and the hospital. The accommodation includes an entrance hallway with ample storage, three bedrooms (one currently being used as a dining room), shower room, WC, modern fitted kitchen complete with integrated appliances, living room (living/dining room) and a conservatory. There is an attractive rear garden, ample parking for multiple vehicles and a larger than standard single garage.



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- Semi-Detached Bungalow
- Three Bedrooms (one currently being used as a dining room)
- Popular Residential Location
- Conservatory
- Attractive Rear Garden
- Parking For Multiple Vehicles
- Larger Than Average Single 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 425115**.

The **ACCOMMODATION** comprises:

Hallway

A wide entrance hallway welcomes you into the property which has doors opening to the sitting room, dining room (bedroom three), two further good size bedrooms, kitchen, bathroom and cloakroom. Further doors open to two cupboards, one of which houses the gas fired combination boiler. There are two ceiling light points, a radiator and access is available to the loft via a hatch.

Sitting Room 4.74 m x 3.64 m (15'7" x 11'11")

A spacious room with a gas fire providing a nice focal feature. Large double glazed sliding doors open to the conservatory. There is a decorative light fitting and a radiator.

Conservatory 3.20 m x 2.59 m (10'6" x 8'6")

The conservatory provides a great additional reception space and is currently used as an additional space to watch TV and enjoy the pleasant outlook over the garden. The conservatory is double glazed with a polycarbonate roof and patio doors which open to the garden.

Dining Room (Bedroom Three) 2.71 m x 2.58 m (8'11" x 8'6")

The third bedroom is currently being used as a separate dining room and has a double glazed window overlooking the front of the property, a radiator and a decorative lighting fitting. A door opens to a tall storage cupboard.

Kitchen 3.49m x 2.71m (11'5" x 8'11")

Fitted with a selection of wall, base and drawer units with work surfaces above. Integrated appliances include a washing machine and dishwasher with space available for an electric cooker with extractor fan above and an American style fridge/freezer. The one and a quarter bowl sink with mixer tap is conveniently situated under the side facing double glazed window. There is a radiator, track spot lighting and a door which opens to the driveway.

Bedroom One 4.22 m x 3.08 m (13'10" x 10'1")

A large double room with a rear facing double glazed window overlooking the garden, a radiator and a ceiling light point.

Bedroom Two 3.98 m x 3.00 m (13'1" x 9'10")

The second bedroom is also a generous double bedroom with a front facing double glazed window, a radiator and a ceiling light point.

WC

Tiled to waist height and fitted with a low level WC and a wash basin. There is a side facing double glazed window, an electric wall mounted heater and an enclosed ceiling lamp.

Shower Room

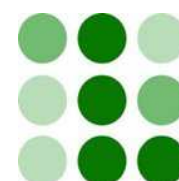
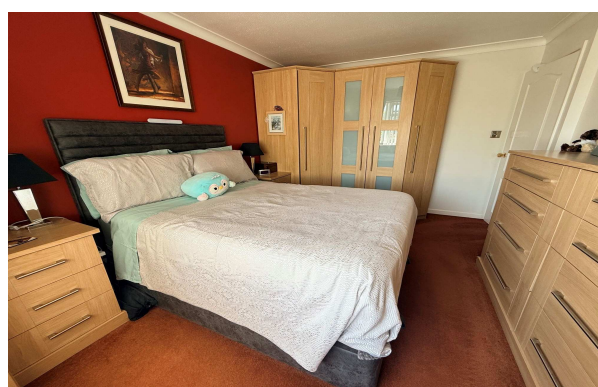
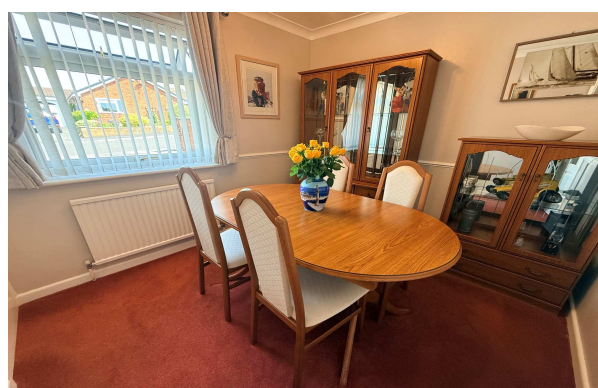
Fully tiled and fitted with a large shower enclosure with thermostatically controlled shower and a wall hung basin with mixer tap. There is a side facing double glazed window, a corner mirror fronted cabinet, heated towel rail and an enclosed ceiling lamp.

Outside

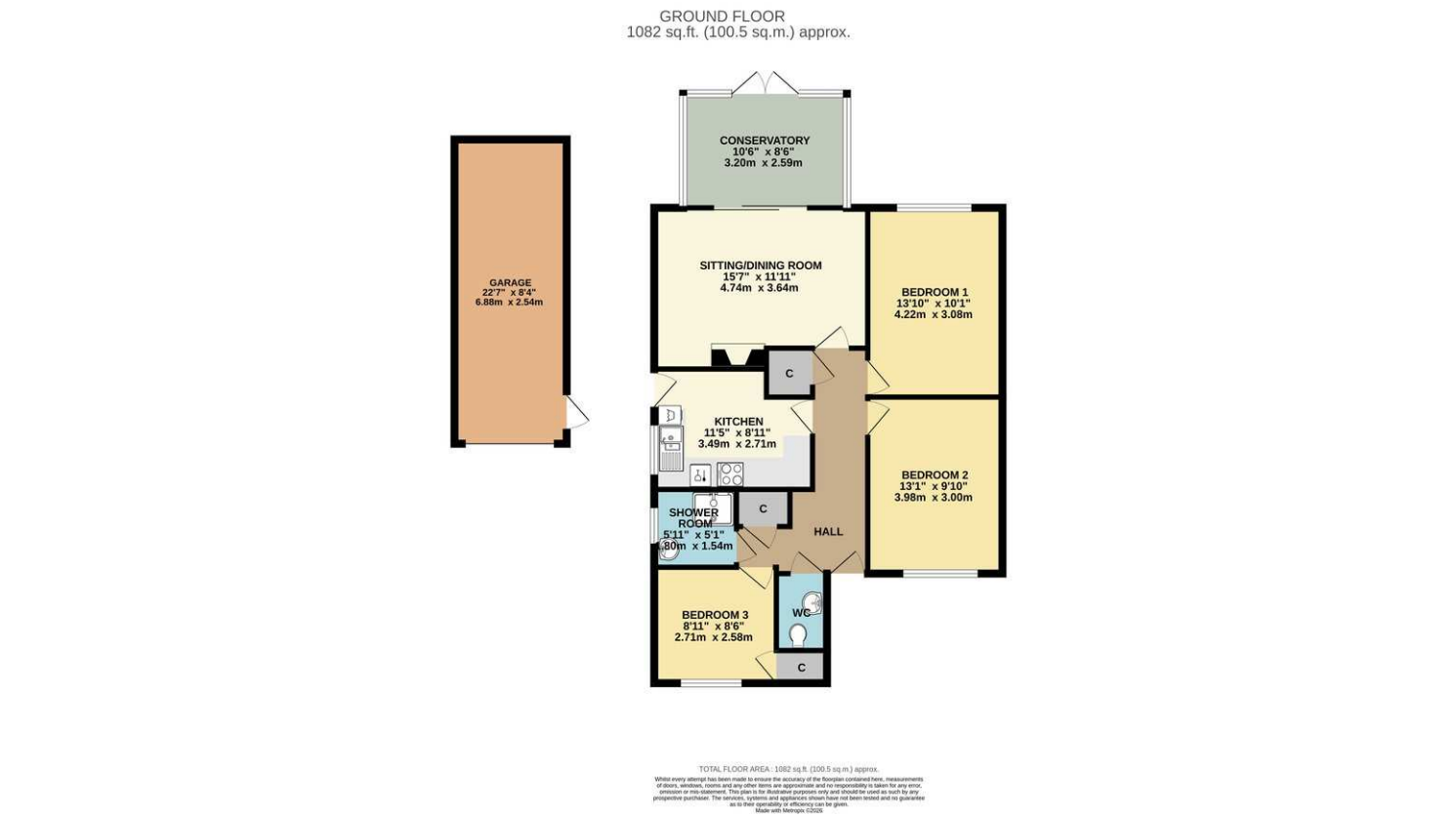
The property sits nicely back from the road behind a wall with shingle and mature shrubs whilst to the other side there is a brick paved driveway providing parking for multiple vehicles which in turn leads to the garage. The pretty rear garden offers plenty of variety and interest and is well stocked with planted, shaped beds, areas of artificial lawn, plenty of mature shrubs and a partially covered pathway. To the far end of the garden there is a shed.

Garage 6.88 m x 2.54 m (22'7" x 8'4")

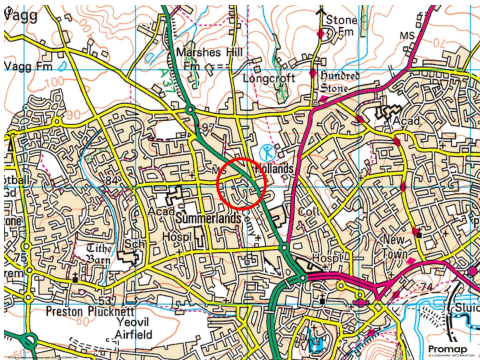
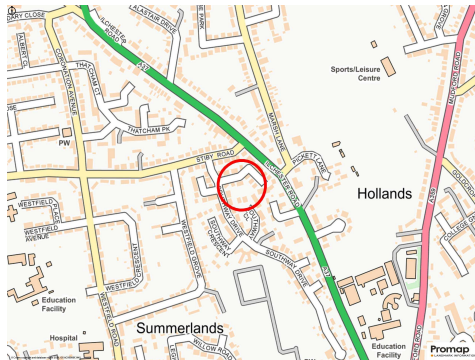
The larger than average garage has windows to the rear, an up and over door to the front and a personal door to the side. Power and light are connected.



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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	89 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.

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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 - C
- Asking Price - Guide Price £280,000
- 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

Solar Panels- Subject to Lease

On the 12th December 2011 a lease was granted to Green Nation Solar Electricity Limited for a term of 25 years and 2 months for the airspace immediately above and being the roof of 47 Southway Drive.

Rent- Peppercorn if demanded.

All FIT payments are paid to Green Nation.

Should you require a mortgage we would encourage that you consult your lender/broker regarding the above prior to entering into a purchase.

Material Information to assist making informed decisions

- Property Type - Semi-Detached Bungalow
- 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-metered
- Sewerage -Mains
- Heating - Gas Central Heating - Combi boiler-airing 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 - Driveway Parking & Garage.

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 erect any hoarding for advertisement or for any other purpose on the property nor at any time carry on or permit to be carried on thereon any trade or business or to use the property other than as a private dwellinghouse. Not to carry on anything which may become a nuisance annoyance or danger to the vendor or its successors in title or the owners or occupiers of any part of the estate.

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) -B

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 23/06/2026. 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.