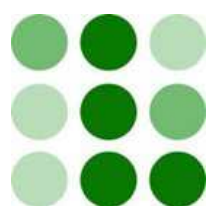




Stoodham, South Petherton, Somerset,
TA13 5AT

Shared Ownership £115,000
Leasehold

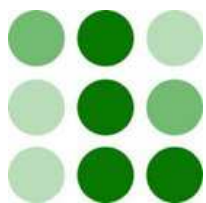
Shared Ownership. 50% share available. Laceys are pleased to offer this well presented semi-detached house which is situated on the outskirts of the popular village of South Petherton. The spacious accommodation includes an entrance hallway, sitting room, recently replaced kitchen/dining room, rear porch/utility and downstairs WC. On the first floor the landing provides access to the two good size double bedrooms and the family bathroom. There is driveway parking for two vehicles (in tandem) whilst to the rear there is a low maintenance, fully enclosed garden complete with summer house.

 **LACEYS**
YEOVIL LTD



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

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



121 Stoodham, South Petherton, Somerset,
TA13 5AT



- Shared Ownership Property (50% share)
- Two Good Size Bedrooms
- Ground Floor Cloakroom
- Useful Rear Lobby
- Fully Enclosed Rear Garden
- Double Glazed & Gas Central Heating
- Driveway Parking For Two Vehicles (in tandem)
- Edge Of Village Location

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 a door opening to the sitting room and stairs which provide access to the first floor landing. There is a radiator and a ceiling light point.

Sitting Room 4.00 m x 3.61 m (13'1" x 11'10")

A double glazed window overlooks the front of the property. There is a radiator and a ceiling light point. A door opens to the kitchen.

Kitchen/Dining Room 4.27 m x 3.00 m (14'0" x 9'10")

Recently fitted with a good selection of modern shaker style grey wall base and drawer units with roll edge work surface above. There is a built in oven, an inset hob with extractor fan above, space for a washing machine and fridge/freezer. The inset stainless steel sink with mixer tap is positioned under the rear facing double glazed window. There is ample space for a dining table and chairs, an understairs storage cupboard, a radiator, ceiling light point and strip light. A door opens to the rear lobby/utility space.

Rear Lobby

The perfect space for shoe storage or for additional white goods (our seller currently houses a chest freezer here). There are wall mounted units and doors which open to the rear garden and cloakroom.

Cloakroom

Fitted with a low level WC and a wash basin with tiled splash back. There is a ceiling light point, a radiator and an extractor fan.

First Floor Landing

Doors open to both bedrooms, the family bathroom and airing cupboard which has a wall mounted electric heater. There is a radiator, a ceiling light point and access is available to the loft.

Bedroom One 4.79 m x 2.91 m (15'9" x 9'7")

A generous double bedroom with two front facing double glazed windows, a radiator and a ceiling light point. Double doors open to the fitted wardrobe.

Bedroom Two 4.50 m x 2.51 m (14'9" x 8'3")

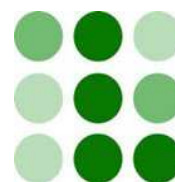
The second bedroom is also a double room (currently laid out as a twin room) with a rear facing double glazed window, a radiator, a ceiling light point and a built in cupboard and over head storage.

Family Bathroom

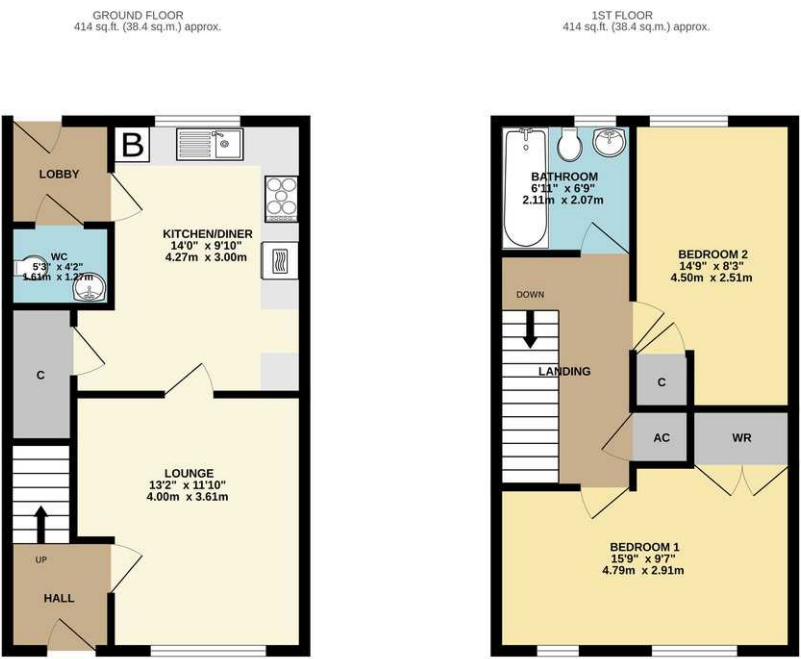
Fitted with a panel enclosed bath with electric shower above, a pedestal wash basin and a low level WC. There is an obscured rear facing double glazed window, spot lighting, shaver light/point and a heated towel rail.

Outside

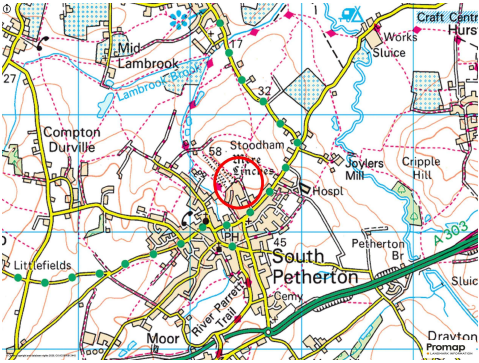
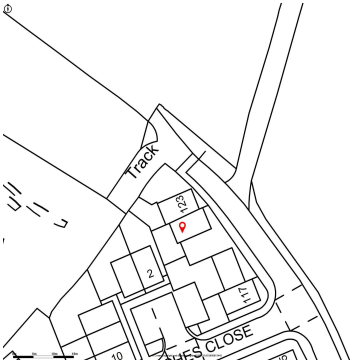
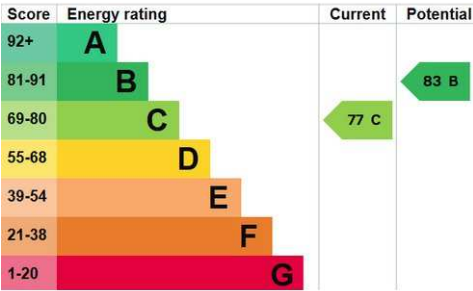
To the front of the property there is a small open plan garden with driveway parking to the side providing off street parking for two vehicles in tandem. The rear garden has been designed with ease of maintenance in mind and is mainly laid to patio with a selection of mature shrubs and bushes. There is a summer house and a shed.



121 Stoodham, South Petherton, Somerset, TA13 5AT



TOTAL FLOOR AREA: 827 sq.ft. (76.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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
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 - B
- Asking Price - £115,000 (50% share)
- Tenure - Leasehold
- Term 125 years from 11 May 2007.
- Weekly Rent- £112.27 (48 weeks/year)
- Weekly Service Charge- £3.37 (48 weeks/year)

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

Eligibility of Buyers

- Buyers must meet the shared ownership scheme's eligibility criteria:
 - Typically first-time buyers or those who cannot afford to buy on the open market.
 - Household income must not exceed current limits (e.g., £80,000 outside London, £90,000 in London).
 - Have a local connection (live/work/immediate family residing within the area). More information on local connections can be found at <https://www.abrihomes.co.uk/help-advice/local-area-connections>

Material Information to assist making informed decisions

- Property Type - 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- metered
- Sewerage - Mains
- Heating - Gas Central Heating- combi boiler- kitchen
- Broadband - Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>.
- Mobile Signal/Coverage - Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>.
- Parking - Driveway Parking

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 private dwellinghouse. Not to carry on any trade or business. Not to station on the premises 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.

Restricted Covenants include;

- 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 - A planning application in 2018 was declined for the erection of 6 dwellings opposite.
- 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 19/10/2026. 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.