Goldcroft, Yeovil, Somerset, BA21 4DD

Guide Price £199,950

Freehold

This three bedroom mid terraced house is situated in a popular residential area close to the Hospital, College and not far from the town centre. Offered for sale with no forward chain and benefiting from off street parking the internal accommodation includes an entrance lobby, sitting room, rear lobby, bathroom, fitted kitchen and sun room/lean to. On the first floor the landing provides access to two double bedrooms and a single bedroom, whilst outside to the front there is ample driveway parking and to the rear there is garden beyond which there is a single garage with parking in-front.

LACEYS
YEOVIL LTD

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The Property Ombudsman

168 Goldcroft, Yeovil, Somerset, BA21 4DD

- Terraced Three Bedroom Home
- Conveniently Located For Yeovil District Hospital, The College & Town Centre
- Lobby & Rear Lobby
- Sitting Room
- Ground Floor Bathroom
- Fitted Kitchen
- Three Bedrooms
- Gas Central Heating
- No 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 425115.**

The **ACCOMMODATION** comprises:

Lobby
As you enter the property you are greeted with an entrance lobby which has a ceiling light point and a radiator. Stairs lead to the first floor landing and a door opens to the sitting room.

Sitting Room 4.14 m x 4.11 m (13'7" x 13'6")
A large double glazed window overlooks the front of the property with a stone fireplace providing a nice focal feature to the room. There is a radiator and a decorative light fitting. A door opens to the rear lobby.

Rear Lobby
Doors open to the bathroom and kitchen with a further door opening to an under-stairs storage cupboard. There is a radiator and a ceiling light point.

Bathroom
Fitted with a panel enclosed bath with mixer tap and shower attachment, a concealed cistern WC and a vanity wash basin with mixer tap. There is an obscured rear facing double glazed window, an enclosed ceiling lamp, extractor fan and chrome ladder style heated towel rail.

Kitchen 2.93 m x 2.45 m (9'7" x 8'0")
Fitted with a selection of wall, base and drawer units with work surfaces above. The stainless steel sink with mixer tap is positioned under a double glazed window overlooking the sun room. There is space for a cooker, washing machine, dishwasher, fridge/freezer and one further under-counter appliance. A double glazed door opens to the sun room and there is a ceiling light point.

Sun Room/Lean to
Full height windows overlook the rear garden and a door provides access.

Landing
Doors open to all three bedrooms. There is a ceiling light point and access is available to the loft.

Bedroom One 4.19 m x 3.18 m (13'9" x 10'5")
A large double room with a front facing double glazed window, a deep recess, a ceiling light point and a radiator.

Bedroom Two 3.46 m x 2.68 m (11'4" x 8'10")
The second bedroom is also a double room with a rear facing double glazed window, a radiator and a ceiling light point.

Bedroom Three 2.49 m x 2.43 m (8'2" x 8'0")
A sensible size single room with a rear facing double glazed window, a radiator and a ceiling light point.

Outside

Front
At the front of the property there is driveway parking for two vehicles with a shared path leading to the front door.

Rear
At the rear of the property there is a mature garden which is mainly laid to lawn with a small patio area. The garden is well stocked with mature plants and bushes with gated access leading to the SINGLE GARAGE with PARKING in front.

https://www.laceysyeovil.co.uk
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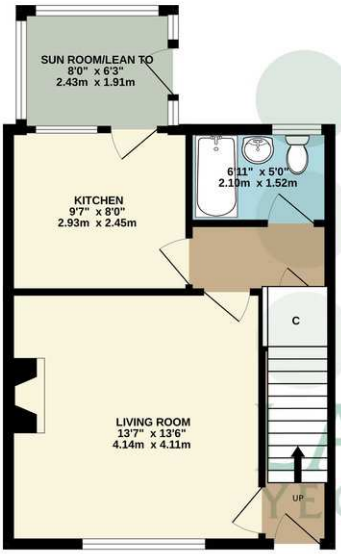
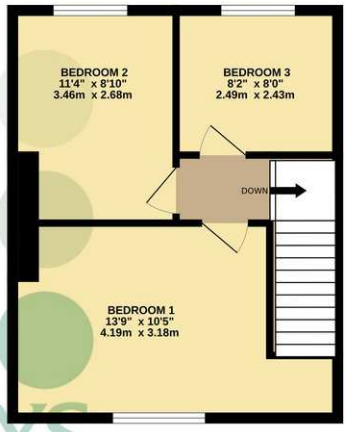
GROUND FLOOR



1ST FLOOR



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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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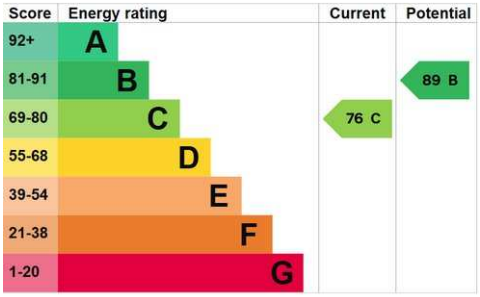

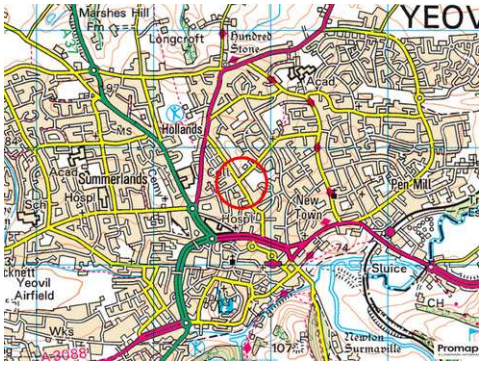

Please Note
No tests have been undertaken of any of the services and any intending purchasers/tenants should satisfy themselves in this regard. Laceys Yeovil Ltd for themselves and for the vendor/landlord of this property whose agents they are, give notice that,(i)these particulars do not constitute any part of an offer or contract,(ii) all statements contained within these particulars are made without responsibility on the part of Laceys 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 Laceys 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 applicable in all circumstances
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.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

Material Information to assist making informed decisions
· Property Type - 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-combi boiler-kitchen
· 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 at front for 2 vehicles, driveway for 1 at rear and 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 -Property to be used as a private dwelling house only. Not to carry on an trade or business. Not to station any caravan, tent or other mobile dwelling intended for human habitation. Not to keep or suffer to be done on the premises any act of thing which may or become a nuisance to neighbours. Keep in good repair rights of way coloured blue and yellow on plan and contribute fair proportion.

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 considered to be at VERY LOW RISK of River, Sea & Surface Water Flooding. For detailed checks please visit the 'Long Term Flood Risk' on the government website.
· Coastal Erosion Risk - N/A
· Planning Permission - In 2013 a planning application was approved for 29 residential units to go on Goldcroft Allotments, Milford Road-13/02850/REM.
· Accessibility/ Adaptations - N/A
· Coalfield Or Mining Area - N/A
· Energy Performance Certificate (EPC Rating) -C

Other Disclosures
Listed Status No
Article 4 Area- Yes
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 26/08/2026. 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.

No other Material disclosures have been made by the Vendor.