



Montacute Road, Houndstone, Yeovil, Somerset,
BA22 8FH

Guide Price £249,950

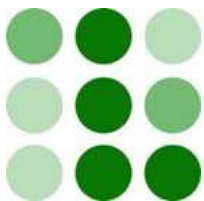
Freehold

A three bedroom, three-storey end of terrace town house set in this convenient location offering a good opportunity for First Time Buyer(s). The home benefits from gas central heating, UPVC double glazing, cloakroom, enclosed rear garden, garage and allocated parking for two vehicles.



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

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41 Montacute Road, Houndstone, Yeovil, Somerset,
BA22 8FH



- A Three Bedroom, Three-Storey End Of Terrace Town House
- Convenient Location
- Close To Local Primary School
- Gas Central Heating
- UPVC Double Glazing
- Cloakroom
- Enclosed Rear Garden
- Garage
- Allocated Parking For Two Vehicles
- 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

Front door to the Entrance Hall.

Entrance Hall

Radiator. Phone point. Tiled floor. Stairs up to the First Floor Landing. Door to the Kitchen/Lounge.

Kitchen Area 3.04 m x 2.67 m (10'0" x 8'9")

Comprising inset stainless steel single drainer, single sink unit with mixer tap, rolltop worksurfaces with cupboards & drawers below. Built in oven & hob with extractor above. Recess for washing machine, plumbing in place. Recess for upright fridge/freezer. Wall mounted cupboards. Wall mounted Ideal Logic combi boiler, housed in a cupboard. Built in breakfast bar. Tiled floor. Understairs recess. UPVC double glazed window, front aspect.

Lounge Area 3.68 m x 3.63 m (12'1" x 11'11")

Two radiators. TV point. Tiled floor. UPVC double glazed, double opening doors to the Rear Garden. Door to the Cloakroom.

Cloakroom

Comprising low flush WC. Wall mounted wash basin. Radiator. Extractor fan. Vinyl flooring.

First Floor Landing

Stairs up to the Second Floor Landing. Doors to Bedrooms Two & Three & the Bathroom.

Bedroom Two 3.71 m x 2.39 m (12'2" x 7'10")

Radiator. Trail of spotlights. UPVC double glazed window, rear aspect.

Bedroom Three 3.71 m x 2.31 m (12'2" x 7'7")

Radiator. Spotlights. Two UPVC double glazed windows, both front aspects.

Bathroom 1.85 m x 1.70 m (6'1" x 5'7")

White suite comprising bath with mixer tap shower attachment over. Pedestal wash basin. Low flush WC. Extractor fan. Radiator. Vinyl flooring. Frosted UPVC double glazed window, side aspect.

Second Floor Landing

Door to built in cupboard. Door to Bedroom One.

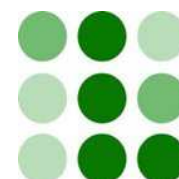
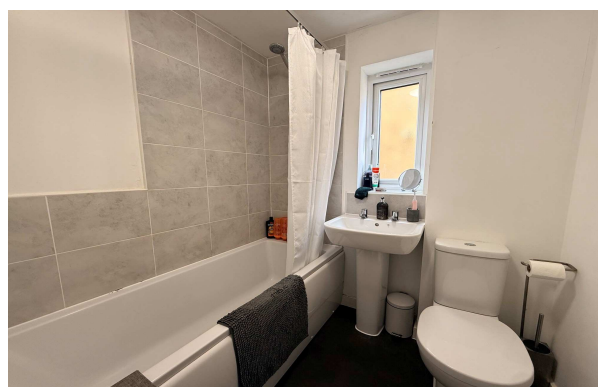
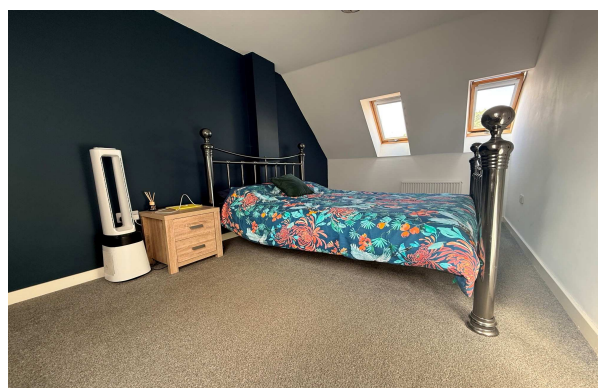
Bedroom One 5.36 m x 2.69 m (17'7" x 8'10")

Radiator. Hatch to roof space. Three double glazed Velux windows, front & rear aspects.

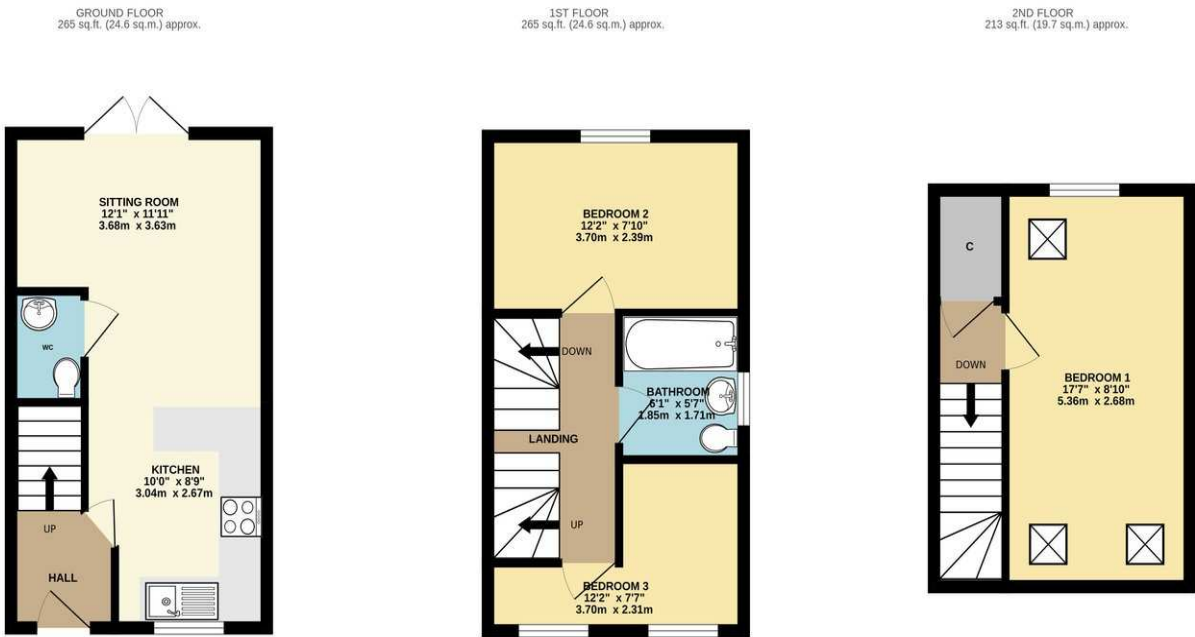
Outside

To the rear of the home there is an enclosed garden comprising of a paved patio area, lawn section, raised flowerbed and various plants/shrubs in situ. The garden is bounded by fencing with a timber gate providing rear access, also leads to a walkway that leads to the Garage (Under a Coach House) & two parking spaces in front of the garage.

To the front there is a lawn section & chippings section, paved path to the front door, entrance canopy above.



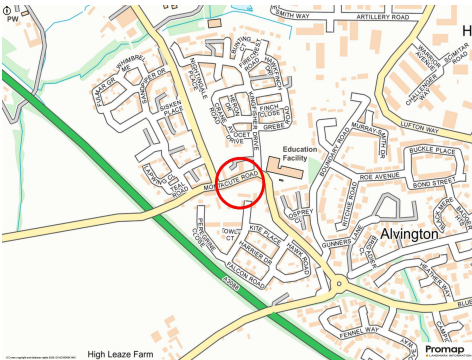
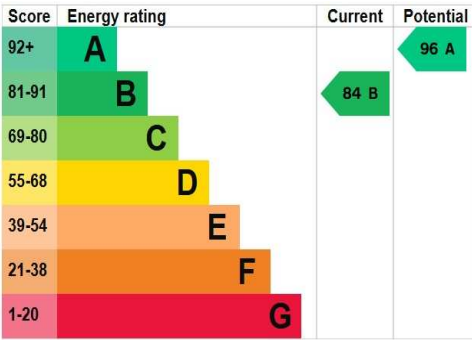
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TOTAL FLOOR AREA : 743 sq.ft. (69.0 sq.m.) approx.

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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Material Information

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 £249,950
- *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* - 3 Bedroom End 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, Ideal Logic combi boiler located in the Kitchen 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 & Allocated Parking For Two Vehicles.

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 use the Property for any purpose other than as a private residential dwelling and not to use the Property for any trade or business. Not to keep, feed or permit to be kept or fed on the Property any animals other than normal household domestic pets. Not to park or permit to be parked any commercial vehicle, caravan, mobile home, camper van or boat on the Property between any building on the Property and Estate road. More covenants in place refer to your solicitor.
- *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.
- *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) - 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 14/09/2026. 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.