



Hawkfinch Drive, Houndstone, Yeovil, Somerset,
BA22 8GH

Guide Price £270,000

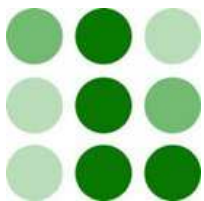
Freehold

A well presented three bedroom semi-detached family home set in this popular residential location. The home benefits from gas central heating, UPVC double glazing, cloakroom, en-suite to the main bedroom, enclosed rear garden, garage and allocated parking.



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

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5 Hawkfinch Drive, Houndstone, Yeovil, Somerset,
BA22 8GH



- A Well Presented Three Bedroom Semi-Detached Family Home
- Popular Residential Location
- Gas Central Heating
- UPVC Double Glazing
- Cloakroom
- En-Suite To Main Bedroom
- Enclosed Rear Garden
- Garage
- Allocated Parking
- Viewing Advised

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

Frosted double glazed front door to the Entrance Hall.

Entrance Hall

Radiator. Deluxe vinyl flooring. Stairs up to the Landing. Doors to the Cloakroom, Lounge & Kitchen.

Cloakroom

Comprising low flush WC. Wall mounted wash basin. Radiator. Deluxe vinyl flooring. Frosted UPVC double glazed window, front aspect.

Lounge 4.90 m x 4.19 m (16'1" x 13'9")

Two radiators. TV point. Phone point. Built in understairs storage cupboard. UPVC double glazed window, rear aspect. UPVC double glazed, double opening doors to the Rear Garden.

Kitchen 3.28 m x 2.64 m (10'9" x 8'8")

Comprising inset stainless steel single drainer, 1 1/2 bowl sink unit with mixer tap, rolltop worksurface with cupboards & drawers below. Built in oven & hob with an extractor above. Recesses for washing machine & dishwasher, plumbing in place for both. Space for an upright fridge/freezer. Wall mounted cupboards. Wall mounted Ideal combi boiler, housed within a cupboard. Radiator. Deluxe vinyl flooring. UPVC double glazed window, front aspect.

Landing

Hatch to loft space. Built in storage cupboard. Doors to all three Bedrooms & the Family Bathroom.

Bedroom One 3.28 m x 2.82 m (10'9" x 9'3")

Radiator. UPVC double glazed window, rear aspect. Door to the En-Suite Shower Room.

En-Suite Shower Room

Comprising corner shower cubicle with wall mounted shower in situ, tiled surround. Pedestal wash basin. Low flush WC. Extractor fan. Radiator. Vinyl flooring.

Bedroom Two 3.05 m x 2.79 m (10'0" x 9'2")

Radiator. UPVC double glazed window, front aspect.

Bedroom Three 2.08 m x 1.98 m (6'10" x 6'6")

Radiator. UPVC double glazed window, rear aspect.

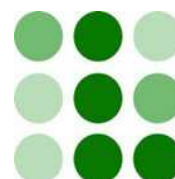
Family Bathroom 2.08 m x 1.98 m (6'10" x 6'6")

White suite comprising a bath with mixer tap, tiled surround. Pedestal wash basin. Low flush WC. Radiator. Extractor fan. Vinyl flooring. Frosted UPVC double glazed window, front aspect.

Outside

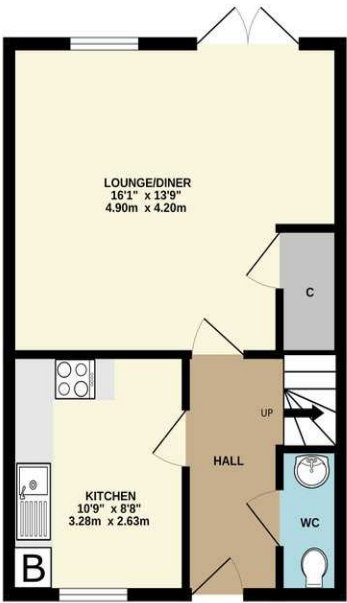
To the rear of the home there is an enclosed garden that comprises of a paved patio area, paved steps down to an astro area. The garden is bounded by walling & fencing with a timber gate providing side/rear access. The gate also provides access to the Garage (Under a Coach House) & allocated parking space which is to the rear of the garden/house.

To the front there is gravelled garden section, which is bounded by walling & railings. Outside tap. Paved path to the front door, entrance canopy above. Outside light.

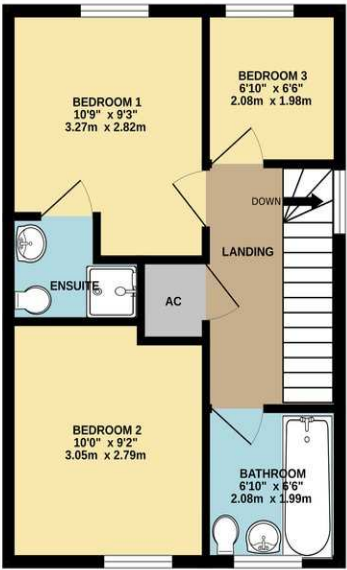


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GROUND FLOOR
394 sq.ft. (36.6 sq.m.) approx.

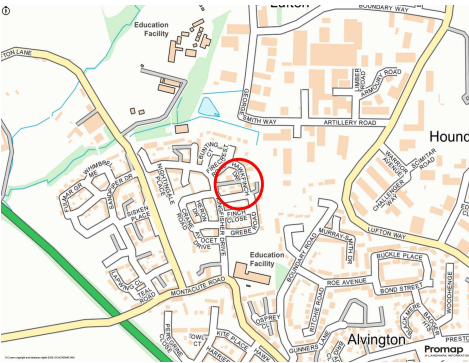
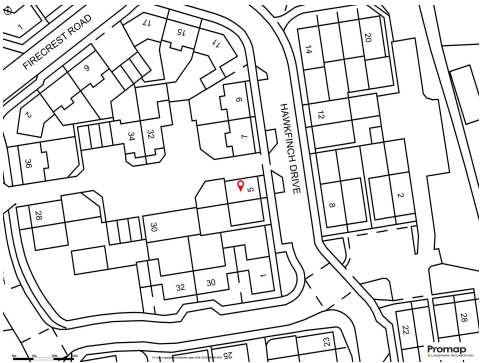
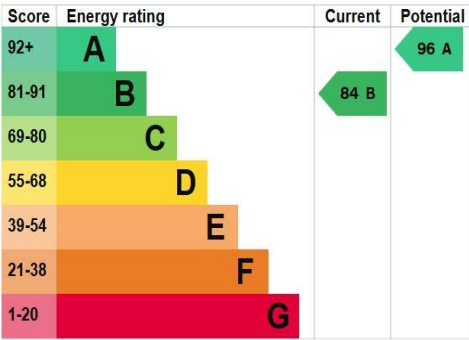


1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA: 789 sq.ft. (73.3 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.
Made with Metropix 2020b



Please Note
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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 £270,000
- *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 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, on a meter.
- *Sewerage* - Mains
- *Heating* - Gas Central Heating, Ideal 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 (Below a Coach House) & Allocated 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* - We'd recommend you review the Title/deeds of the property with your solicitor. Restricted Covenants include;- Property only to be used as one 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, cause, suffer or permit to be parked any commercial vehicle, caravan, mobile home, camper van or boat on the Property between any building or 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 02/10/2026. 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.