



Glovers Mews, Central Road, Yeovil, Somerset, BA20 1JU

Guide Price £195,000

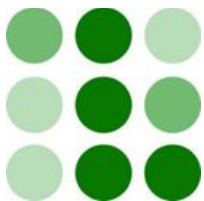
Freehold

This centrally located three bedroom house is offered to the market with no forward chain and is conveniently situated for the town centre and Hospital. Upon entering the property you are greeted with an entrance hallway, ground floor shower room and a twin aspect living room. The kitchen/dining room can be found on the other side of the house with a door opening to the rear garden. On the first floor the landing provides access to a double bedroom, two single bedrooms (formally one larger bedroom) and the family bathroom.



Glovers Mews, Central Road, Yeovil, Somerset

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1 Glovers Mews, Central Road, Yeovil, Somerset



- Centrally Located House
- Three Bedrooms
- Ground Floor Shower Room & First Floor Bathroom
- Kitchen/Dining Room
- Enclosed Rear Garden
- No Forward Chain
- Double Glazed
- Gas Centrally Heated

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

As you enter the property the hallway provides the perfect space to hang coats and has doors leading to the sitting room, kitchen/dining room and ground floor shower room. Stairs provide access to the first floor landing. There is a radiator and an enclosed ceiling lamp.

Sitting Room 4.94 m x 3.88 m (16'2" x 12'9")

This twin aspect room has double glazed windows overlooking the front and rear of the property. There are two ceiling light points, a radiator and an under stairs cupboard.

Kitchen/Dining Room 4.94 m x 2.66 m (16'2" x 8'9")

The triple aspect kitchen/dining room is fitted with a good selection of wall and base units with drawers and work surfaces above. There is a built in electric cooker with gas hob and extractor fan above and space is available under the recessed stainless steel sink for a washing machine. Opposite there is space for a fridge/freezer. There is a radiator, two ceiling light points and a door which opens to the rear garden.

Shower Room

Fitted with a shower cubicle with electric shower, a wall mounted wash basin and a low level WC. There is an enclosed ceiling lamp, a radiator and an extractor fan. A large wall mounted cupboard is a useful addition.

First Floor Landing

Doors open to all three bedrooms and the family bathroom. There is a double glazed window to the rear, an enclosed ceiling lamp, an airing cupboard and access is available to the loft.

Bedroom One 4.94 m x 2.66 m (16'2" x 8'9")

A twin aspect double bedroom with a radiator and a ceiling light point.

Bedroom Two 2.95 m x 2.40 m (9'8" x 7'10")

A single room with a double glazed window overlooking the front of the property, a radiator and a ceiling light point.

Bedroom Three 2.84 m x 2.38 m (9'4" x 7'10")

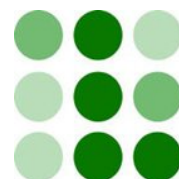
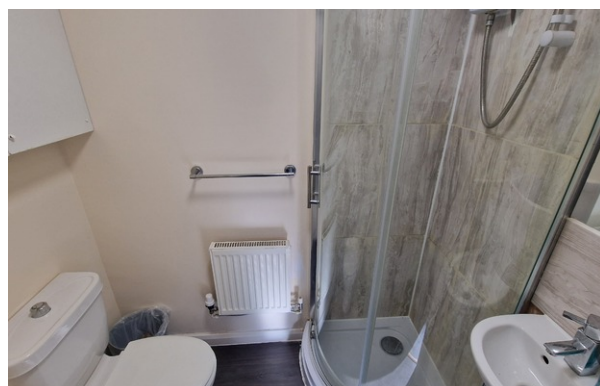
A further single room with a double glazed window facing the rear of the property, a radiator and a ceiling light point.

Bathroom

Fitted with a panel enclosed bath with shower above, a pedestal wash basin and a low level WC. There is a radiator, a shaver light/point, an enclosed ceiling lamp and an extractor fan.

Outside

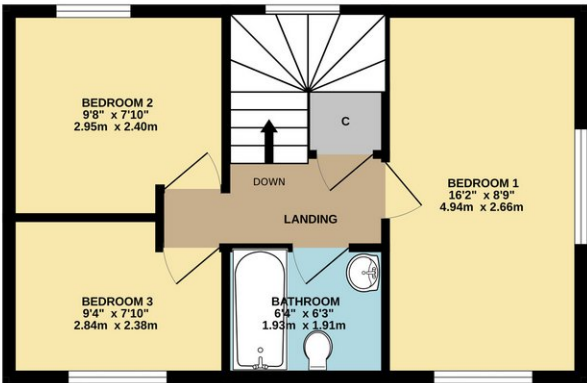
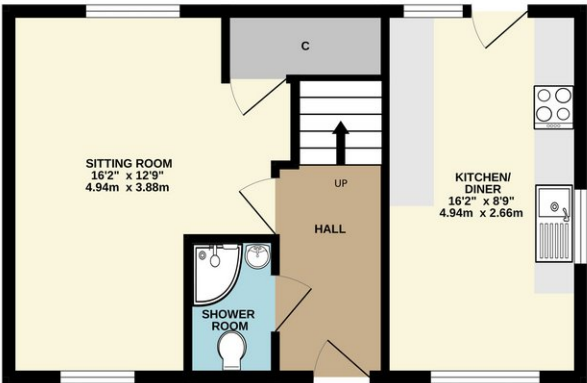
The property benefits from a sensible size garden which has been designed with ease of maintenance in mind being laid to shingle and patio. There is a wooden shed and gated access to the front.



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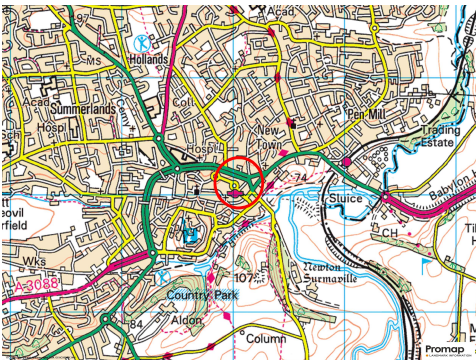
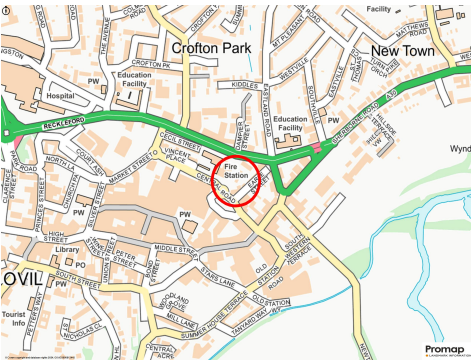
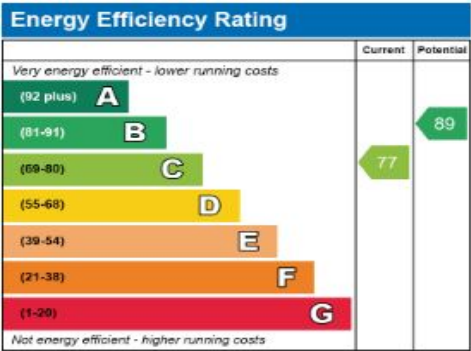
GROUND FLOOR
413 sq.ft. (38.4 sq.m.) approx.

1ST FLOOR
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 826 sq.ft. (76.8 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 Part A

- Council Tax Band - B
- Asking Price - Guide Price £195,000
- Tenure -Freehold

Material Information Part B

Property Type - End Of Terrace 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- Combination 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 - No allocated parking is available with this property however it is centrally located close to various car parks and parking options.

Material Information Part C

- 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

Material Information Part C 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.
- 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%)
- 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

EPC & Other Disclosures

We understand that the property has most recently been run as a house of multiple occupation. We also understand that the house was originally build as having two bedrooms and then sub-divided to make into three bedrooms.

This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor, on the 12/11/2024. 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.