



Glenville Road, Yeovil, Somerset, BA21 5AF,  
BA21 5AF

Guide Price £160,000

Freehold

This three bedroom terraced home with loft space is offered to the market with no forward chain. The accommodation includes a porch, lobby, two reception rooms, kitchen, lean to and cloakroom on the ground floor whilst on the first floor the landing is arranged in two parts which leads to three bedrooms and the family bathroom. Stairs provide access to the attic. To the front of the property there is off street parking available for a small vehicle whilst to the rear there is good sized garden.

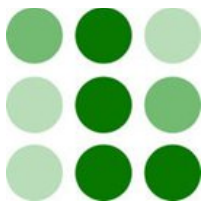
 **LACEYS**  
**YEOVIL LTD**



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7 Glenville Road, Yeovil, Somerset, BA21 5AF



- Three Bedroom Terraced Home
- In Need Of Modernisation
- No Forward Chain
- Ground Floor WC
- Two Reception Rooms
- Kitchen
- Lean To
- Three First Floor Bedrooms & Bathroom
- Loft Space With Stairs



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:

#### **Porch**

A door opens to the lobby area.

#### **Lobby**

Open plan to the dining room with stairs leading to the first floor. There is a radiator.

#### **Front Reception Room 3.50 m x 3.04 m (11'6" x 10'0")**

With bay window to the front, a ceiling light point, a radiator and fitted shelving.

#### **Rear Reception Room 3.86 m x 3.71 m (12'8" x 12'2")**

With feature fireplace with brick surround and inset electric fire, fitted shelving to one side. A window overlooks the lean to. There is a ceiling light point, an under stairs cupboard and double doors opening to the kitchen.

#### **Kitchen 4.61 m x 2.64 m (15'1" x 8'8")**

The stainless steel sink with mixer tap is positioned under the rear facing window overlooking the garden. There is a cupboard below with a further one to the side. Open shelving above. Space for a cooker with extractor canopy above, open shelving and a storage cupboard. Windows overlook the rear garden and lean to. There are two ceiling light points, a radiator and the gas fired boiler is located within the chimney.

#### **First Floor Landing**

An opening leads to one end of the landing whilst a door opens to the far end. There are two ceiling light points. Doors open to bedroom one, bedroom three and the family bathroom.

#### **Landing-Continued.**

A door opens to bedroom two and stairs provide access to the loft. There is a ceiling light point.

#### **Bedroom One 3.87 m x 2.90 m (12'8" x 9'6")**

A window overlooks the rear garden. There is a ceiling light point, wall lamp and a radiator.

#### **Bedroom Two 3.11 m x 2.59 m (10'2" x 8'6")**

Offering a selection of fitted furniture. There is a window to the front, a radiator and a ceiling light point.

#### **Bedroom Three 2.66 m x 2.39 m (8'9" x 7'10")**

Offering a selection of built in cupboards, a sink, a radiator and a ceiling light point. A window overlooks the rear garden.

#### **Bathroom**

Fitted with a bath, with older style electric shower above, a sink with surround and a WC. There is a radiator, a ceiling light point and a window to the side.

#### **Top Floor Landing**

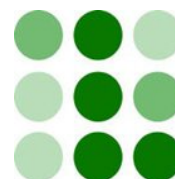
A door opens to the loft and there is a ceiling light point.

#### **Loft 4.11 m x 3.67 m (13'6" x 12'0")**

Offering eaves storage to both sides, a double glazed window overlooking the garden and a ceiling light point.

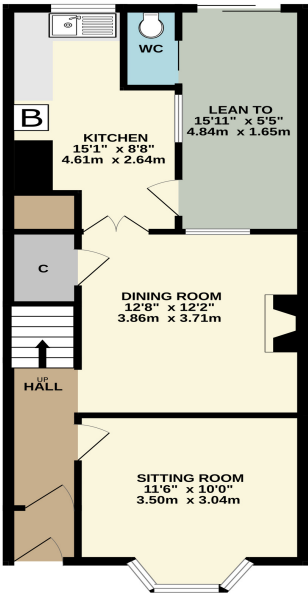
#### **Outside**

The property offers parking to the front for a small vehicle whilst to the rear there is a good size garden which is a little over grown offering a patio, an area of lawn, mature shrubs and bushes.

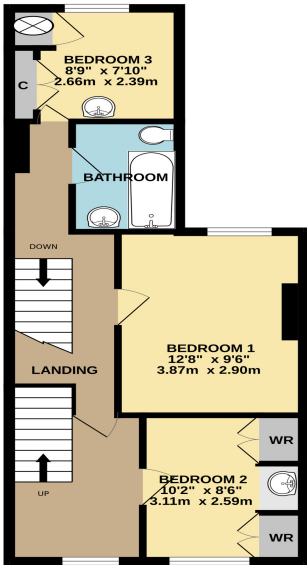


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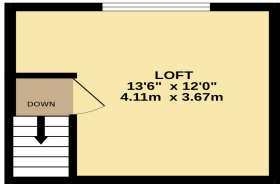
GROUND FLOOR  
571 sq.ft. (53.1 sq.m.) approx.



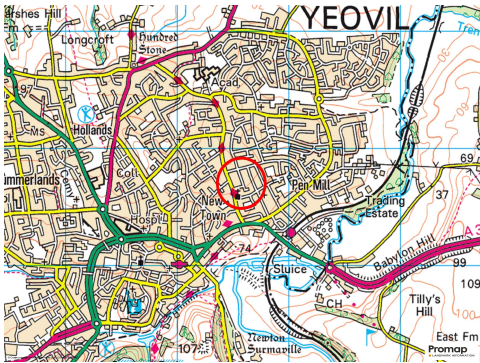
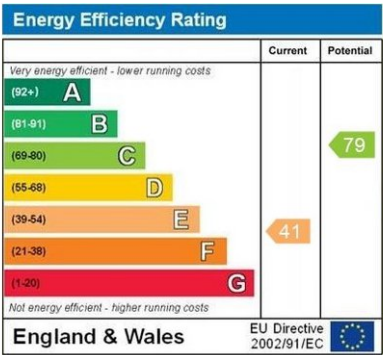
1ST FLOOR  
471 sq.ft. (43.8 sq.m.) approx.



2ND FLOOR  
162 sq.ft. (15.0 sq.m.) approx.



TOTAL FLOOR AREA : 1205 sq.ft. (111.9 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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**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.

**Photographs/Floor Plans**  
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## Material Information

*In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance.*

### Part A

- *Council Tax Band* - B
- *Asking Price* - Guide Price £160,000
- *Tenure* - Freehold

### PART B

- 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 - Oil Fired Central Heating
- Broadband - Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-forconsumers/advice/ofcom-checker>.
- Mobile Signal/Coverage – Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>
- Parking - Off Street Parking For One Small Vehicle In Front Of Property

### 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.
- 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 Flooding(defined as the chance of flooding each year as less than 0.1%) and LOW Risk for Surface Water Flooding(defined as the chance of flooding each year as between 0.1% to 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

*Energy Performance Certificate (EPC Rating ) - E*

## Other Disclosures

This property is unregistered at Land Registry. By law this will need "First Registration" by the buyer on completion, for which there is an additional charge over and above the normal transfer charge payable to Land Registry. We also cannot rule out the possibility of additional fees being charged by your conveyancer. Please make early enquiries of your conveyancer before making a commitment to purchase.

Please note that we have been instructed by an individual with limited knowledge of the property so a purchaser must rely on their own investigations/survey as certain answers might be limited.

No other Material disclosures have been made by the Vendor.

EPC Rating- E

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