



Glenville Road, Yeovil, Somerset, BA21 5AF.

Guide Price £240,000

FREEHOLD

An extended well presented and well proportioned three bedroom, two reception room terraced family home set in this convenient location close to local amenities. The home benefits from gas central heating, UPVC double glazing, downstairs WC, original features, modern kitchen and a nice sized enclosed rear garden.

 **LACEYS
YEOVIL LTD**



Glenville Road, Yeovil, Somerset, BA21 5AF

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27 Glenville Road, Yeovil, Somerset, BA21 5AF



- An Extended Well Presented Three Bedroom Terraced Family Home
- Well Proportioned Accommodation
- Two Reception Rooms
- Gas Central Heating
- UPVC Double Glazing
- Downstairs WC
- Original Features
- Modern Kitchen
- Nice Sized Enclosed Rear Garden
- Internal 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 Lobby.

Entrance Lobby

Original tiled floor. Glazed door to Entrance Hall.

Entrance Hall

Radiator. Laminate flooring. Stairs to landing. Door to the dining room.

Lounge 3.52 m x 3.05 m (11'7" x 10'0")

Built in fireplace. TV point. Phone point. Radiator. Laminate flooring. UPVC double glazed window, front aspect. Throughway to the dining room.

Dining Room 3.91 m x 3.78 m (12'10" x 12'5")

Radiator. Laminate flooring. Built in understairs cupboard. UPVC double glazed, double opening doors to the rear garden. Glazed wooden door to the kitchen.

Kitchen 7.62 m x 2.68 m (25'0" x 8'10")

A well fitted modern kitchen comprising inset stainless steel single drainer, 1 1/2 bowl sink unit with mixer tap, rolltop work surface with a good range of cupboards & drawers below. Built in double oven & hob with extractor hood above. Integrated appliances including washing machine, dishwasher, tumble dryer, fridge/freezer and wine fridge. Wall mounted cupboards. Breakfast bar. Laminate flooring. Upright radiator. Three UPVC double glazed windows, all rear aspects. UPVC double glazed, double opening doors to the rear garden. Door to the cloakroom.

Cloakroom

Comprising, combined low flush WC and wash basin. Laminate flooring. Extractor fan.

Landing

Built in airing cupboard. Hatch to the loft space that also houses the condensing combi boiler. Doors to all bedrooms & the bathroom.

Bedroom One 4.66 m x 3.05 m (15'3" x 10'0")

Built in original ornamental fireplace. Radiator. Two UPVC double glazed windows, both front aspects.

Bedroom Two 3.89 m x 2.90 m (12'9" x 9'6")

Radiator. UPVC double glazed window, rear aspect.

Bedroom Three 2.69 m x 2.11 m (8'10" x 6'11")

Radiator. UPVC double glazed window, rear aspect.

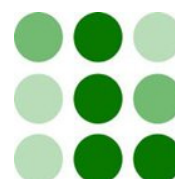
Bathroom

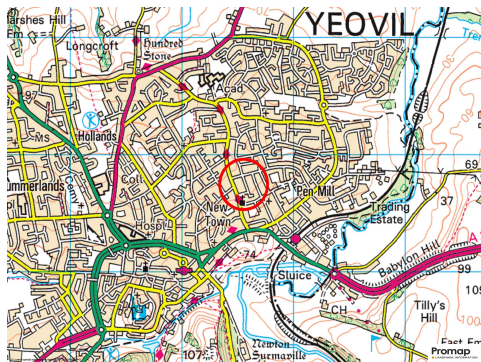
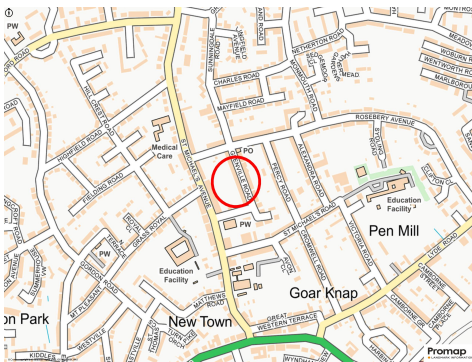
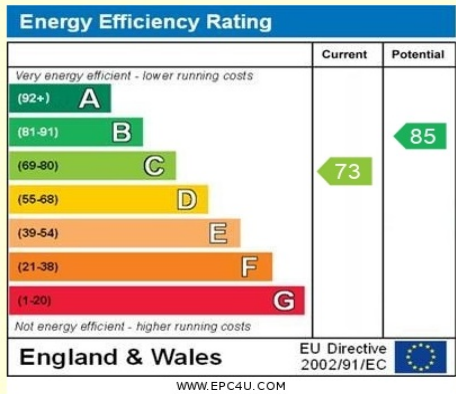
Modern white suite comprising bath with mixer tap shower attachment, wall mounted Mira electric shower over, tiled surround. Vanity sink unit. Low flush WC. Extractor fan. Heated towel rail. Vinyl flooring. Frosted UPVC double glazed window, side aspect.

Outside

To the rear there is a nice sized rear garden which is split in to several sections that include a paved patio area, outside tap, outside power point, path from here leads to the next areas. Decked area with a timber summerhouse in situ, power & lighting in place. Lawn area. Cultivated area, Greenhouse, Garden shed. Range of shrubs & plants in situ. The garden is bounded by fencing.

To the front there is a paved area with shrubs in situ, bounded by walling.





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.

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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 £240,000
- *Tenure* - Freehold

Part B

- *Property Type* - 3 Bedroom 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, on a meter.
- *Sewerage* - Mains
- *Heating* - Gas Central Heating - Combi condensing boiler located in the loft, also heats the hot water.
- *Broadband* - Please refer to Ofcom website. <https://www.ofcom.org.uk/phonetelecomsandinternet/adviceforconsumers/advice/ofcom-checker>.
- *Mobile Signal/Coverage* - Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>
- *Parking* - On road parking subject to availability.

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; No trade or business permitted on the Property. *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) - C

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 30/03/2025. 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.