



The Old Glovers Arms, Central Road, Yeovil,  
Somerset, BA20 1JL.

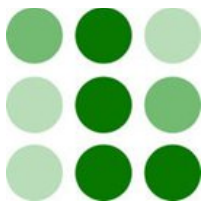
Guide Price £230,000

Freehold

**A Grade II Listed, very well proportioned three bedroom end of terrace house set in a convenient position close to the town and local amenities. The home benefits from electric central heating, double glazing, cloakroom and outside garden areas to the front & side. Also the added benefit of No Onward Chain.**

 **LACEYS**  
**YEOVIL LTD**





## 1 The Old Glovers Arms, Central Road, Yeovil, Somerset, BA20 1JL



- A Grade II Listed, Very Well Proportioned Three Bedroom End Of Terrace House
- Convenient Position, Tucked Away, Close to Town & Local Amenities
- Well Presented
- Electric Central Heating
- Double Glazing
- Cloakroom
- Outside Garden Areas To The Front & Side
- No Onward Chain



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.

#### **Lounge 6.43 m x 4.70 m (21'1" x 15'5")**

Radiator. Built in cupboard. Phone point. TV point. Coved ceiling. Two double glazed windows, front & side aspects. Throughway to the kitchen. Door to the inner lobby.

#### **Kitchen 3.04 m x 2.79 m (10'0" x 9'2")**

Comprising inset stainless steel single drainer, single sink unit with mixer tap, tiled surround and rolltop worksurface with built in oven & hob, extractor above. Recess for washing machine, plumbing in place. Space for upright fridge/freezer. Wall mounted cupboards. Built in cupboard which houses the hot water tank and electric heating system. Vinyl flooring. Trail of spotlights. Double glazed window, front aspect.

#### **Inner Lobby**

Radiator. Built in understairs storage cupboard. Stairs to the landing. Door to the cloakroom.

#### **Cloakroom**

Comprising low flush WC. Vanity sink unit. Radiator. Extractor fan. Vinyl flooring.

#### **Landing**

Two hatches to loft space. Window with deep recessed windowsill, rear aspect. Doors to all bedrooms & the bathroom.

#### **Bedroom One 4.70 m x 3.02 m (15'5" x 9'11")**

Radiator. TV point. double glazed window, front aspect.

#### **Bedroom Two 3.63 m x 2.46 m (11'11" x 8'1")**

Radiator. TV point. Double glazed window, side aspect.

#### **Bedroom Three 3.02 m x 2.77 m (9'11" x 9'1")**

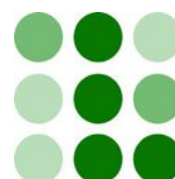
Radiator. TV point. Double glazed window, front aspect.

#### **Bathroom 2.49 m x 1.96 m (8'2" x 6'5")**

White suite comprising bath with wall mounted Mira shower in situ, tiled surround. Pedestal wash basin. Low flush WC. Radiator. Extractor fan. Wall mounted light/shaver point. Inset ceiling spotlights.

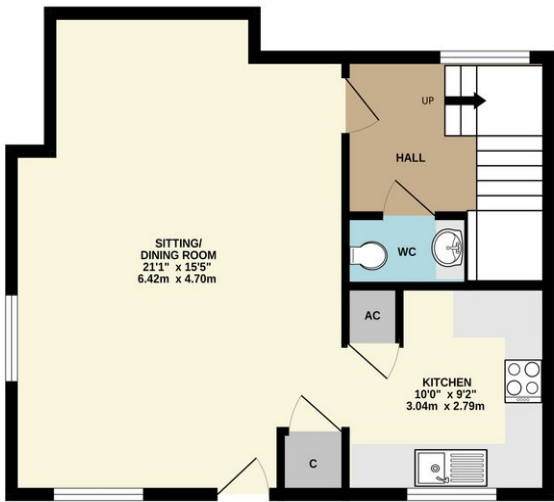
#### **Outside**

To the front & side of the house there are gravelled garden areas. There is also an enclosed bin store area, bounded by walling with a timber gate providing access. The main courtyard garden area is also bounded by walling with the 3 houses all having access via the timber gate.

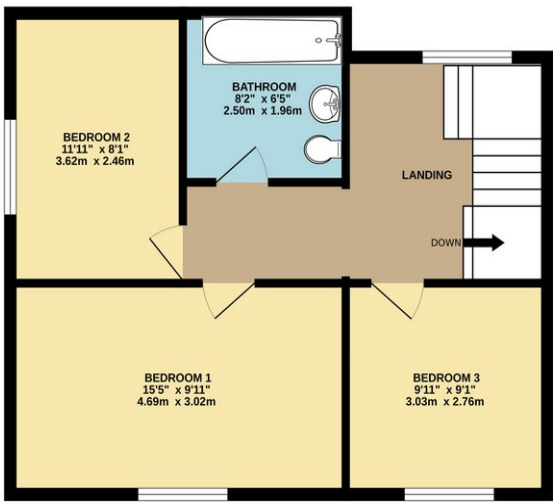


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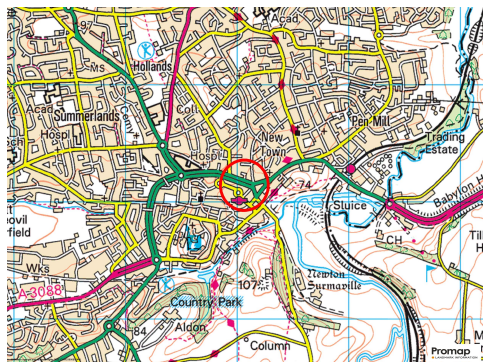
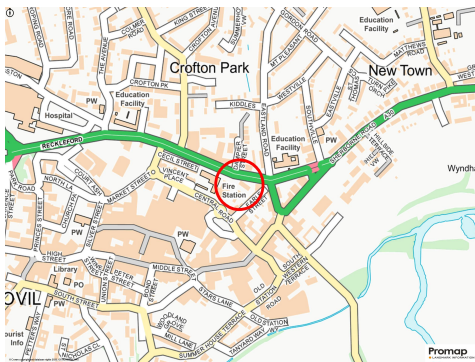
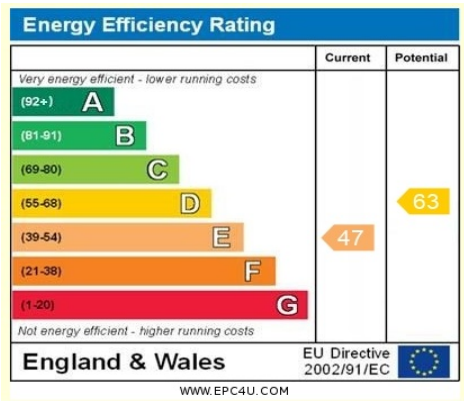
GROUND FLOOR



1ST FLOOR



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

*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* - C
- *Asking Price* - Guide Price £230,000
- *Tenure* - Freehold - Grade II Listed

### Part B

- *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* - Electric Central Heating, hot water tank located in the kitchen heats the hot water.
- *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 Parking with the property, nearby roads/public car parks can be used 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; Not to use the Property or any part of it for any purpose whatsoever other than as a private dwelling. \*More covenants in place refer to your solicitor.
- *Rights and Easements* - We're not aware of any significant/material rights other than the shared access to the property via a shared path, 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 )* - E

## 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 31/03/2025. 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.