



The Old Vicarage Glenville Road, Yeovil,
Somerset, BA21 5AF

Guide Price £495,000

Freehold

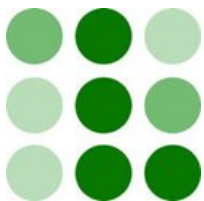
A very well proportioned & well presented five bedroom, three reception room semi-detached family home set in a convenient position close to local amenities, the home benefits from original features throughout. The home benefits from gas central heating, double glazing, modern kitchen, cloakroom, two en-suite bedrooms, four piece family bathroom, enclosed rear garden, double garage and off road parking.

 **LACEYS
YEOVIL LTD**



The Old Vicarage Glenville Road, Yeovil, Somerset

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The Old Vicarage Glenville Road, Yeovil, Somerset, BA21 5AF



- A Very Well Proportioned Five Bedroom Semi-Detached Family Home
- Three Reception Rooms
- Two En-Suite Bedrooms
- Cloakroom
- Gas Central Heating
- Double Garage
- Off Road Parking For Multiple Vehicles
- Nice Sized Enclosed Rear Garden
- Utility Room
- Internal Viewing Is 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

Front door to the Reception Hall.

Reception Hall

Inset Hessian doormat. Laminate flooring. Radiator. Cornicing. Raised skirting. Built in understairs cupboard. Stairs up to the landing. Doors to the cloakroom, rear lobby, lounge, dining room, drawing room & kitchen.

Rear Lobby

Inset Hessian doormat, Laminate flooring. Door to the rear garden.

Cloakroom

Comprising low flush WC. Wall mounted vanity unit. Tiled floor. Extractor fan.

Lounge 5.82 m x 4.93 m (19'1" x 16'2")

Built in open fireplace with a woodburner in situ, tiled hearth, wooden decorative outer and mantle. TV point. Two radiators. Cornicing. Picture rail. Raised skirting. Laminate flooring. Double glazed bay window, rear aspect.

Drawing Room 6.17 m x 5.51 m (20'3" x 18'1")

Radiator. Raised skirting. Picture rail. Cornicing. Laminate flooring. double glazed window, rear & side aspects. Double opening doors to the side garden.

Dining Room 4.29 m x 4.22 m (14'1" x 13'10")

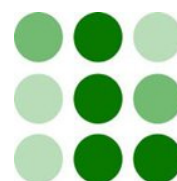
Radiator. Raised skirting. Cornicing. Laminate flooring. Built in cupboard & overhead storage. Double glazed windows, front aspect. Two sash windows, side aspects.

Kitchen 4.95 m x 3.65 m (16'3" x 12'0")

Modern kitchen comprising inset single drainer, 1 1/2 bowl sink unit with mixer tap, rolltop work surface with cupboards & drawers below. Recess for CuisineRange, extractor hood above. Recess for dishwasher, plumbing in place. Space for upright fridge/freezer. Wall mounted cupboard. Wall mounted Viessman boiler housed in a cupboard. Radiator. Tiled floor. Inset ceiling spotlights. Double glazed windows, front aspects.

Landing

Stairs up to a mid-landing - frosted window, side aspect, further stairs up to the main landing. Built in storage cupboard. Double opening glazed hatch doors to roof space. Doors to all bedrooms & the family bathroom.



Bedroom One 4.29 m x 4.29 m (14'1" x 14'1")

Radiator. Cornicing. Two sash windows side & front aspects. Door to the en-suite.

En-Suite Shower Room ()

Built in shower cubicle with wall mounted shower, tiled surround. Wall mounted vanity unit. Low flush WC. Heated towel rail. Extractor fan. Tiled floor. Inset ceiling spotlights.

Bedroom Two 4.85 m x 4.29 m (15'11" x 14'1")

Radiator. Cornicing. Sash window, rear aspect. Door to the en-suite. Door to Bedroom 5.

En-Suite Shower Room ()

Comprising corner shower cubicle, wall mounted shower, over sized head & tiled surround. Wall mounted vanity unit. Low flush WC. Heated towel rail. Extractor fan. Tiled floor. Tiled walls. Inset ceiling spotlights. Frosted sash window, side aspect.

Bedroom Three 4.85 m x 4.24 m (15'11" x 13'11")

Radiator. TV point. Cornicing. Two sash windows, rear & side aspects.

Bedroom Four 4.28 m x 3.66 m (14'1" x 12'0")

Radiator. Built in double fronted airing cupboard which houses the hot water tank.. TV point. Cornicing. Sash window, front aspect.

Bedroom Five 3.12 m x 2.11 m (10'3" x 6'11")

Radiator. Cornicing. Sash window, rear aspect. Door to Bedroom Two.

Family Bathroom 2.95 m x 2.11 m (9'8" x 6'11")

Modern white suite comprising bath with mixer tap, tiled surround. Corner shower cubicle with wall mounted shower, oversized head, tiled surround. Coupled vanity unit & low flush WC. Extractor fan. Heated towel rail. Tiled floor. Tiled walls. Inset ceiling spotlights. Frosted sash window, front aspect.

Outside

To the rear of the home there is a nice sized enclosed rear garden split in to an upper & lower section, the upper section comprises gravelled area extending the width of the home, bounded by walling, steps lead down to the main lawn area, mature shrubs & trees in situ this area is bounded by fencing & hedging.

To the front of the house there is a shared gravelled drive, accessed via double opening iron gates, this provides off road parking for multiple vehicles and access to the **Double Garage - 5.92m (19'5") x 5.43m (17'10")** - Two up & over doors, power & lighting in situ. Also a UPVC door provides access to the **Utility - 5.52m (18'1") x 1.85m (6'1")** - Power & lighting in place, plumbing in place for washing machine. From the graveled drive access to the front door, pillared entrance canopy over, paved front seating areas bounded by walling. Raised front planted garden with trees & shrubs in situ. There is also a further gravelled section to the side. Outside tap. Outside lights.

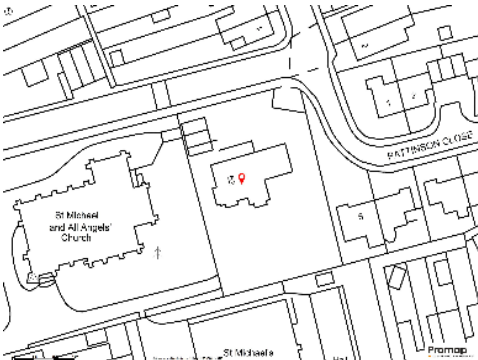
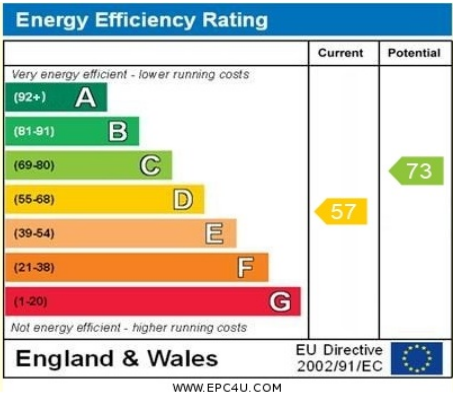


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TOTAL FLOOR AREA : 2848 sq.ft. (264.6 sq.m.) approx.

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

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* - F
- *Asking Price* - Guide Price £495,000
- *Tenure* - Freehold

Part B

- *Property Type* - 5 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
- *Sewerage* - Mains
- *Heating* - Gas Central Heating, boiler located in the kitchen, hot water tank in the airing cupboard in Bedroom Four, Woodburner in situ in the lounge.
- *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* - Double Garage & Driveway Parking.

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; The Property or any part thereof not to be used as or for a place of amusement, hotel, tavern, inn or public house. No trade or business. Not to place or station any house on wheels or temporary building (other than a greenhouse, conservatory, summerhouse, garden shed or like), or more than one caravan or more than one boat. *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. 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) - D.

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 27/04/2025. 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.