



Woodland Terrace, Yeovil, Somerset, BA20 1NY

Guide Price £210,000

Freehold

This five bedroom fully furnished HMO is offered for sale with all rooms being fully occupied when marketing commenced. Conveniently situated for the town centre the accommodation includes an entrance hallway, ground floor bedroom, reception room, kitchen and cloakroom whilst on the first floor there are three bedrooms and a bathroom. On the top floor there is a further bedroom and a shower room. To the rear there is an enclosed garden. Based on current room rates the likely yield is circa 13%-14%. HMO Licence currently valid until April 2027. We understand that deposits are held via one the approved schemes and appropriate agreements are in place for each room.

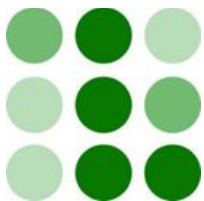
 **LACEYS**  
**YEOVIL LTD**



12-14 Hendford, Yeovil, Somerset, BA20 1TE

Tel: 01935 425115 Email: [info@laceysyeovil.co.uk](mailto:info@laceysyeovil.co.uk)





26 Woodland Terrace, Yeovil, Somerset, BA20 1NY



- Licenced HMO
- Five Bedrooms
- Communal Reception Room
- Kitchen
- Ground Floor Cloakroom
- First Floor Bathroom
- Top Floor Shower Room
- Rear Garden



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:

#### **Hallway**

Doors open to the Reception room and Ground Floor Bedroom. Stairs provide access to the first floor landing.

#### **Bedroom One 3.62 m x 3.48 m (11'11" x 11'5")**

A spacious room with a double glazed bay window overlooking the front of the property. There is a radiator and a ceiling light point. Rented since 25th July 2022.

#### **Reception Room 3.81 m x 3.78 m (12'6" x 12'5")**

Double glazed doors open to the rear garden. There is a radiator and a ceiling light point.

#### **Kitchen 3.85 m x 2.43 m (12'8" x 8'0")**

Fitted with a selection of wall, base and drawer units with work surfaces above. There is an electric cooker with extractor hood above, a tall larder fridge, washing machine and tumble dryer. The stainless steel sink with mixer tap is conveniently situated under the side facing double glazed window. A tall cupboard houses the mains gas fired combination boiler. There is a radiator and two enclosed ceiling lamps.

#### **Cloakroom**

Fitted with a low level WC and a wash basin. An obscured double glazed window faces the rear and there is a ceiling light point.

#### **First Floor Landing**

Doors open to three bedrooms and the bathroom. Stairs provide access to the second floor landing.

#### **Bedroom Two 3.92 m x 2.40 m (12'10" x 7'10")**

A double glazed window overlooks the rear of the property. There is a radiator, a ceiling light point and a wash basin. Rented since 10th September 2021.

#### **Bedroom Three 3.84 m x 2.89 m (12'7" x 9'6")**

A double glazed window overlooks the rear of the property. There is a radiator, a ceiling light point and a wash basin. Rented since 19th November 2021.

#### **Bedroom Four 3.16m x 2.98m (10'4" x 9'9")**

Two double glazed windows overlook the front of the property. There is a radiator, a ceiling light point and a wash basin. Rented since 5th March 2025.

#### **Bathroom**

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

#### **Top Floor Landing**

Doors open to the fifth bedroom and shower room. There is a ceiling light point.

#### **Bedroom Five 5.07 m x 3.42 m (16'8" x 11'3")**

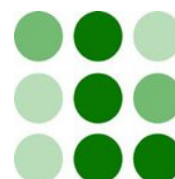
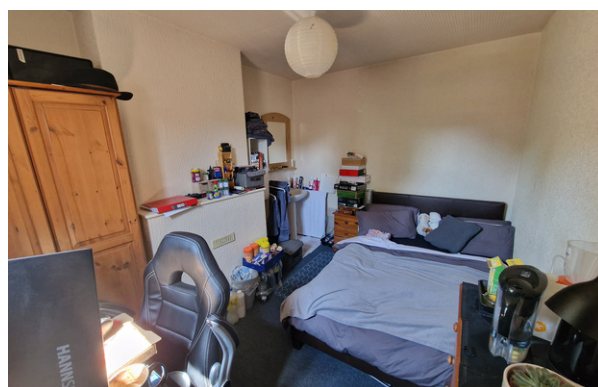
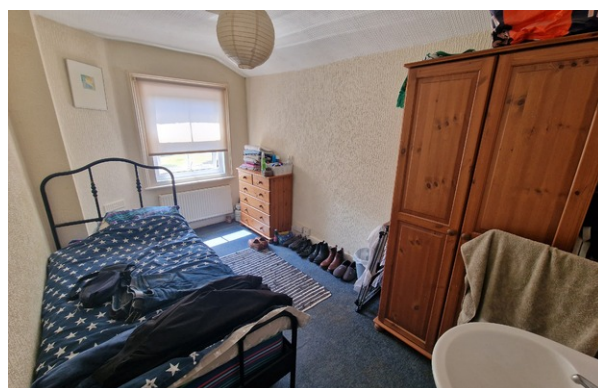
A double glazed window overlooks the rear of the property. There is a radiator and a ceiling light point. Access is available to the loft. Rented since 10th May 2025.

#### **Shower Room**

Fitted with a shower cubicle with electric shower, a pedestal wash basin and a low level WC. There is an enclosed ceiling lamp, a radiator and an extractor fan.

#### **Rear Garden**

Designed with ease of maintenance in mind and being mostly laid to patio and shingle. There is gated rear access and a shed.

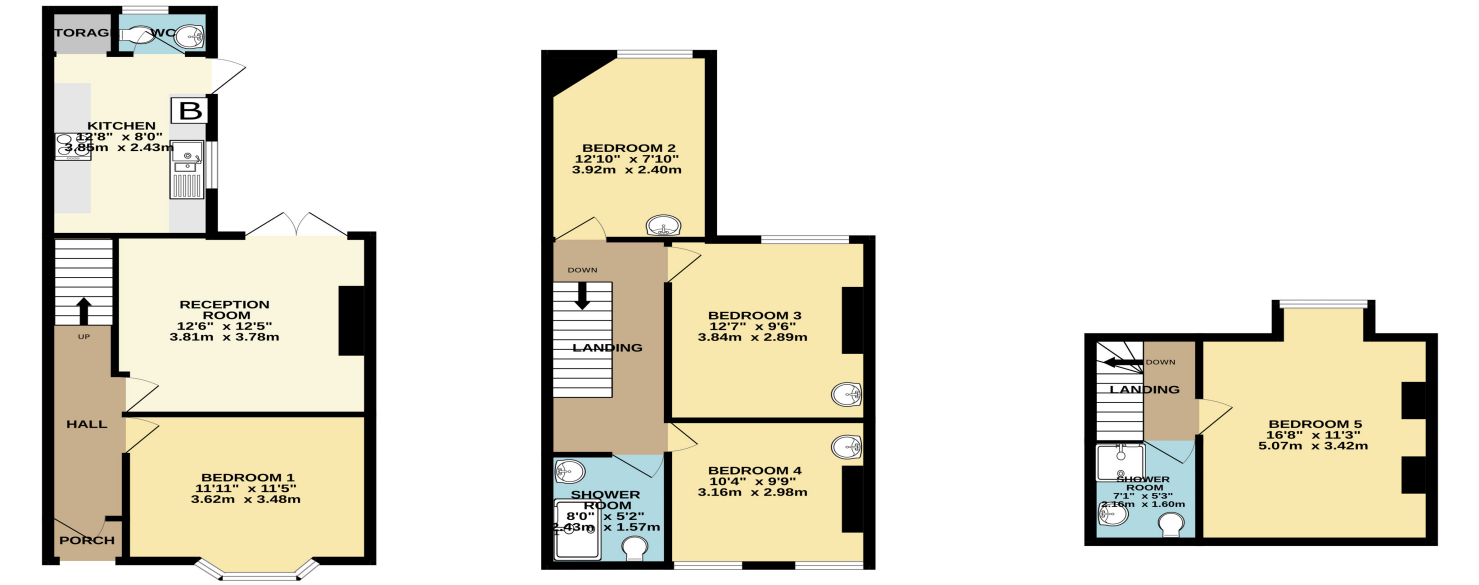


# 26 Woodland Terrace, Yeovil, Somerset, BA20 1NY

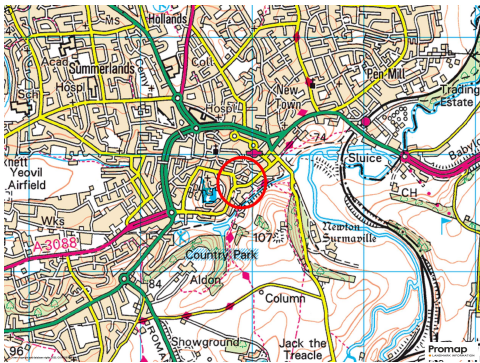
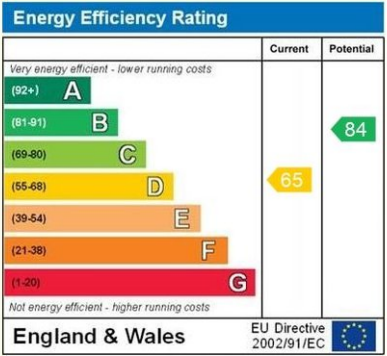
GROUND FLOOR

1ST FLOOR

2ND 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.  
Made with Metropix ©2025



**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**  
Photographs are reproduced for general information and it must not be inferred that any item is included for sale / to let with this property. Please note floor plans are not to scale and are for identification purposes only. The photographs used in these particulars may have been taken with the use of a wide angle lens. If you have any queries as to the size of the accommodation or plot, please address these with the agent prior to making an appointment to view.

## 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 £210,000
- 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 - Gas Central Heating- Combi boiler.
- Broadband - Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advicefor-consumers/advice/ofcom-checker>.
- Mobile Signal/Coverage – Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>.
- Parking - On street (permit required)

### 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.
- Current Flood Risk - According to the Environment Agencies website the property is at VERY LOW RISK of River, Sea and Surface Water Flooding. 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 14/05/2025. However, such information could change after compilation of the data, so Lacey's cannot be held liable for any changes post compilation or any accidental errors or omissions. Furthermore, Lacey's 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.