



Lyde Road, Yeovil, Somerset, BA21 5JA

Guide Price £210,000

Freehold

This five bedroom fully furnished HMO at the time of marketing has four occupied rooms and offers accommodation including a hallway, two ground floor bedrooms, a kitchen, shower room and WC. On the first floor there are three bedrooms, a bathroom and WC. There are front and rear gardens. When fully occupied the yield is circa 15%. Currently licenced until January 2030. We understand that deposits are held via one of the approved schemes and appropriate agreements are in place for each room.

 **LACEYS**
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100 Lyde Road, Yeovil, Somerset, BA21 5JA



- Five Bedroom HMO
- Modern Kitchen
- Ground Floor Shower Room
- First Floor Bathroom
- Two Ground Floor Bedrooms & Three First Floor Bedrooms
- Popular Location East Side Of Yeovil

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:

Entrance Hallway

Entering the property you are greeted with a hallway which has doors leading to Bedroom one and the Kitchen. A further door opens to an under-stairs cupboard.

Bedroom One 3.40 m x 3.03 m (11'2" x 9'11")

A double glazed window overlooks the front of the property. There is a radiator and a ceiling light point. Rented since 7th May 2025.

Kitchen 3.48 m x 2.49 m (11'5" x 8'2")

Fitted with a good selection of modern wall, base and drawer units with work surfaces and tiled splash back. There is a built in oven and hob with extractor hood above, a freestanding washing machine, tumble dryer and fridge/freezer. There is a stainless steel sink with mixer tap. A double glazed window overlooks the front of the property. There is a strip light and a radiator.

Rear Lobby

Doors open to Bedroom Two, the kitchen, shower room and WC. Stairs provide access to the first floor.

Bedroom Two 3.40 m x 3.08 m (11'2" x 10'1")

Currently un-occupied. A double glazed window overlooks the rear of the property. There is a radiator and a ceiling light point.

Shower Room

Fitted with a shower cubicle with sliding screen and thermostatically controlled shower. There is an extractor fan, a radiator and an enclosed ceiling lamp.

WC

Fitted with a pedestal wash basin and a low level WC. There is an enclosed ceiling lamp, a radiator, an extractor and a rear facing double glazed window.

First Floor Landing

Doors open to all three first floor bedrooms, bathroom, cloakroom and a cupboard housing the gas fired boiler. There is access to the loft and an enclosed ceiling lamp.

Bedroom Three 3.49 m x 2.52 m (11'5" x 8'3")

A double glazed window overlooks the rear of the property. There is a built in wardrobe, a radiator and a ceiling light point. Rented since 13th February 2025

Bedroom Four 2.60 m x 2.53 m (8'6" x 8'4")

A double glazed window overlooks the front of the property. There is a radiator and a ceiling light point. Rented since 1st March 2025

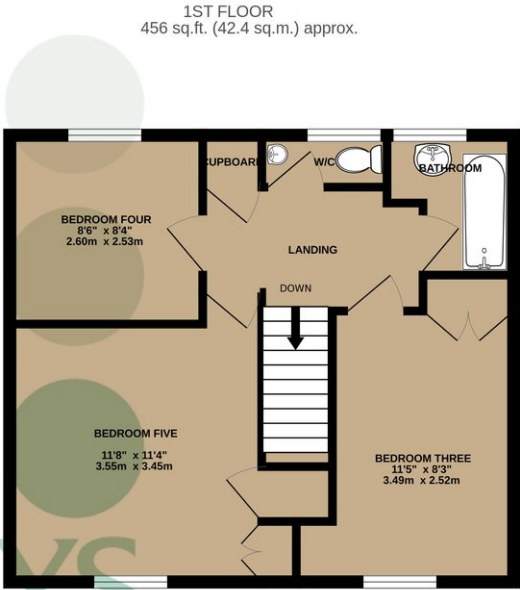
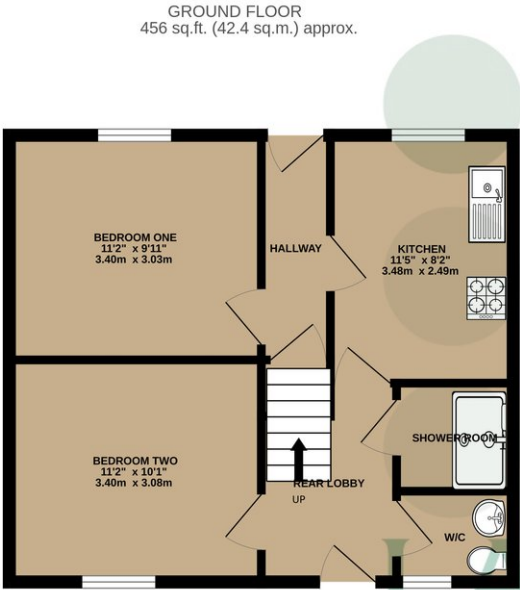
Bedroom Five 3.55 m x 3.45 m (11'8" x 11'4")

A double glazed window overlooks the rear of the property. There is a radiator, a ceiling light point, fitted wardrobe and cupboard. Rented since 22nd October 2022.

Outside

The property sits nicely back from the road with areas of lawn and mature shrubs whilst to the rear the garden is mainly laid to shingle with a central pathway and a wooden shed.

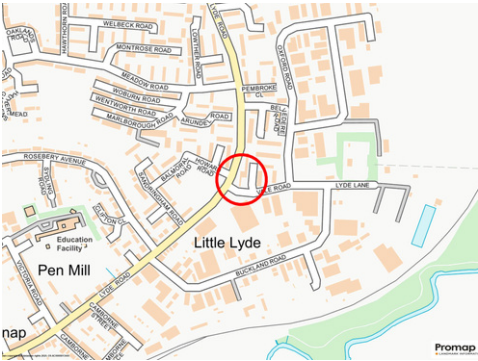
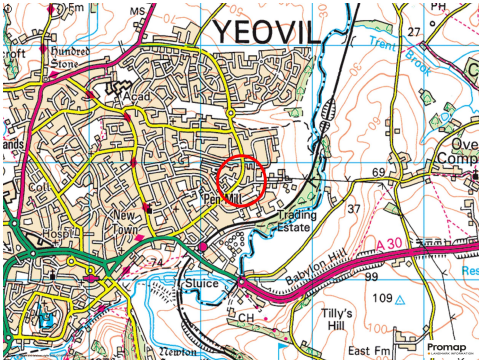
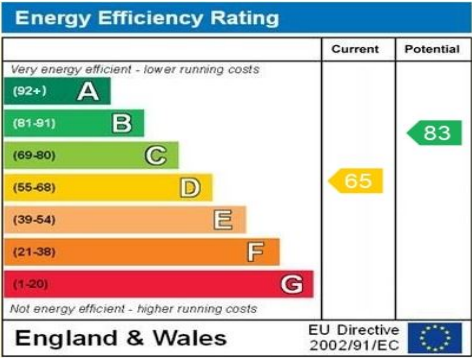




TOTAL FLOOR AREA : 912 sq.ft. (84.8 sq.m.) approx.

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 - 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- metered
- Sewerage - Mains
- Heating - Mains Gas central heating- combination 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 - Local on road 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:- No to use the property other than as a single private dwelling house. Not to carry on or cause or permit or suffer to be carried on upon the premises or any part thereof any trade or business. Not to station or cause or permit or suffer the stationing on the premises of any caravan tent or other mobile dwelling intended for human habitation. Not to do or keep or suffer to be done or kept on the premises any act or thing which may be or become a nuisance or cause inconvenience to the council or the occupiers or owners of the retained property.
- Jointly with the owners of the adjoining premises known as 96 and 98 Lyde Road to maintain in good order and repair the footpath coloured yellow on the said plan and to bear one-third of the cost of maintaining and repairing the said footpath. Not to erect on any part of the premises lying in front of the dwellinghouse erected thereon any gate fence post hedge wall washing line or other structure or building what so ever.
- 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 in an area at VERY LOW RISK of River, sea and surface water flooding. the 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 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.