



Arlington Close, Yeovil, Somerset, BA21 3TB

Guide Price £244,500

**This end of terrace two bedroom bungalow is offered to the market with no forward chain. The property has been newly decorated and carpeted, has an enclosed low maintenance garden to the rear, driveway parking and a garage. The accommodation in brief comprises entrance lobby with utility cupboard, newly fitted kitchen, living room, rear lobby with cupboard, two bedrooms, wet room and a conservatory.**

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21 Arlington Close, Yeovil, Somerset, BA21 3TB



- End Of Terrace Bungalow
- Two Bedrooms
- Wet Room
- Gas Central Heating
- Utility Cupboard
- Conservatory
- Garage & Parking
- No Forward 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 425115**.

The **ACCOMMODATION** comprises:

#### **Entrance Hallway**

Upon entering the property you are met with a lobby which has an opening to the kitchen, a door to the living room and double doors which open to a useful utility cupboard which has a washing machine and space for a tumble dryer. There is a ceiling light point and a radiator.

#### **Kitchen 2.46 m x 2.25 m (8'1" x 7'5")**

Recently fitted with a good selection of wall and base unit with a drawer and work surfaces above. There is a built in electric oven and hob with extractor fan above and spaces are available for a dishwasher, fridge and freezer (the fridge and freezer can remain if required). The stainless steel sink with mixer tap is positioned under the side facing double glazed window. The wall mounted Worcester combination boiler can be found in here and there is track spot lighting.

#### **Living Room 5.40 m x 3.07 m (17'9" x 10'1")**

There is a bow double glazed window to the front, a feature gas fire with surround, a decorative light fitting and two radiators.

#### **Rear Lobby**

Doors open to both bedrooms, the wet room and storage cupboard. There is a ceiling light point and access is available to the loft.

#### **Bedroom One 3.04 m x 2.83 m (10'0" x 9'3")**

A double room with a radiator and a ceiling light point. A double glazed window overlooks the rear garden.

#### **Bedroom Two 3.05 m x 2.70 m (10'0" x 8'10")**

The second bedroom has double doors opening to the conservatory. There is a radiator and a ceiling light point.

#### **Conservatory 3.19 m x 2.66 m (10'6" x 8'9")**

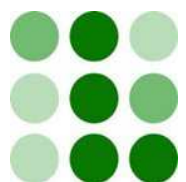
Full length windows overlook the garden and double doors provide access. Fitted with laminate flooring and there is a radiator.

#### **Wet Room**

Fully tiled and fitted with a close coupled WC, a pedestal wash basin and walk in shower area with electric shower. There is an obscured side facing double glazed window, an enclosed ceiling lamp, an extractor fan, radiator and fan heater.

#### **Outside**

The property sits nicely back from the road behind a brick paved wall, with an area of lawn and planted beds. There is ample driveway parking to the side leading to the SINGLE garage which has a personal door to the side, window to the rear, power and light. The rear garden is a sensible size and is very much designed with ease of maintenance in mind with generous patio areas, an area of lawn, planted beds and a wooden shed. Gated access leads to the driveway at the front.

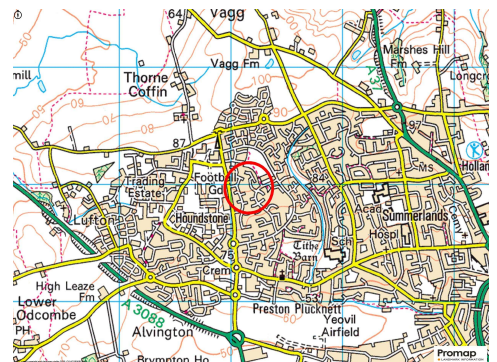
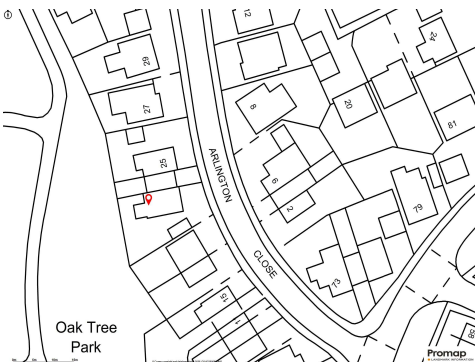
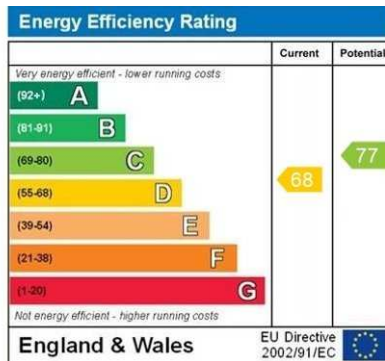


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GROUND FLOOR  
609 sq.ft. (56.6 sq.m.) approx.



TOTAL FLOOR AREA: 609 sq.ft. (56.6 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of actual, finished, rooms and any other items are approximate and no responsibility is taken for any errors or omissions. The floorplan is for information only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency can be given.  
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### 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

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## Material Information

In compliance with the Digital Markets, Competition and Consumers Act 2024

Material Information applicable in all circumstances

- Council Tax Band - C
- Asking Price - Guide Price £244,500
- Tenure - Freehold

Stamp Duty Land Tax (SDLT) - may be payable to HMRC in addition to the purchase price, depending on the purchaser's circumstances – please visit HMRC's SDLT Calculator <https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax>

Other Fees/Disbursements payable - Conveyancers will charge legal fees together with other costs, which could include fees for Land Registration, Telegraphic Transfer, Anti-Money Laundering, various Searches, completion of SDLT return, and lenders' transaction fees (non-exhaustive list) – please seek confirmation from your Conveyancer prior to a commitment to purchase

## Material Information to assist making informed decisions

- Property Type -End Terrace Bungalow
- 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 -Gas Central Heating-combi boiler-kitchen
- 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 -Driveway & Garage

## Material Information that may or may not apply

- 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 are not aware of any significant restrictions however we recommend you look at the title documents with your solicitor.

We'd recommend you review the Title/deeds of the property with your solicitor.

Restricted Covenants include; Not to park any lorry van or other commercial vehicle permanently or temporarily on the property (except that a light van used by an occupier of the property solely for private purposes may so be parked. Not to park any caravan boat horsebox or trailer on the property in front of the building line. Not to store or place any boat or other chattel on the roof of the garage forming part of the house.

- More covenants in place refer to your solicitor.

## Material Information that may or may not apply continued

- 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 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) -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 27/2/2026. 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.