Guide Price £190,000

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

Freehold

A two bedroom semi-detached home set in a convenient location close, set within a gated entrance. The home benefits from gas central heating, part double glazing, upstairs cloakroom, two double bedrooms, enclosed rear garden and off road parking for multiple vehicles. Also the added benefit of No Onward Chain.

LACEYS YEOVIL LTD

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The Property Ombudsman

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

- A Two Bedroom Semi-Detached Home
- Convenient Location, Gated Entrance
- Gas Central Heating
- Part Double Glazing
- Upstairs Cloakroom
- Two Double Bedrooms
- Enclosed Rear Garden
- Off Road Parking For Multiple Vehicles
- 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
Frosted double glazed door to the Lounge.

Lounge 6.65 m x 5.64 m (21'10" x 18'6")
Inset Hessian doormat. Two radiators. TV point. Phone point. Laminate flooring. Two double glazed sash windows, side & rear aspects. Door to the Kitchen/Diner. Opens to Inner Hallway.

Kitchen/Dining Area 5.16 m x 2.31 m (16'11" x 7'7")
Comprising inset stainless steel single drainer, 1 1/2 bowl sink unit with mixer tap, rolltop worksurface with cupboards & drawers below. Built in oven & hob with extractor hood above. Recess for washing machine, plumbing in place. Space for upright fridge/freezer. Wall mounted cupboards. Wall mounted Baxi Combi boiler housed within a wall mounted cupboard. Space for table & chairs. Radiator. Understairs recess. Laminate flooring. Two double glazed sash windows, both front aspects.

Inner Hallway
Laminate flooring. Stairs up to the Landing, sash window, front aspect. Door to the Ground Floor Bathroom.

Ground Floor Bathroom 2.46 m x 1.95 m (8'1" x 6'5")
White suite comprising bath with mixer tap shower attachment, tiled surround. Pedestal wash basin. Low flush WC. Heated towel rail. Extractor fan. Tiled floor. Fully tiled walls. Inset ceiling spotlights. two sash windows, both rear aspects.

Landing
Radiator. Hatch to roof space. Sash window, rear aspect. Doors to both Bedrooms & Upstairs Cloakroom.

Bedroom One 4.80 m x 2.46 m (15'9" x 8'1")
Radiator. Sash window, rear aspect.

Bedroom Two 3.44 m x 2.44 m (11'3" x 8'0")
Radiator. Sash window, front aspect.

Upstairs Cloakroom
Comprising low flush WC. Vanity sink unit. Extractor fan. Tiled floor. Sash window, front aspect.

Outside
To the rear of the property there is an enclosed garden area that comprises of a gravelled seating area, lawn section. The garden is bounded by walling & fencing.

To the side of the house a gravelled drive provides off road parking for multiple vehicles. Outside light.

https://www.laceysyeovil.co.uk
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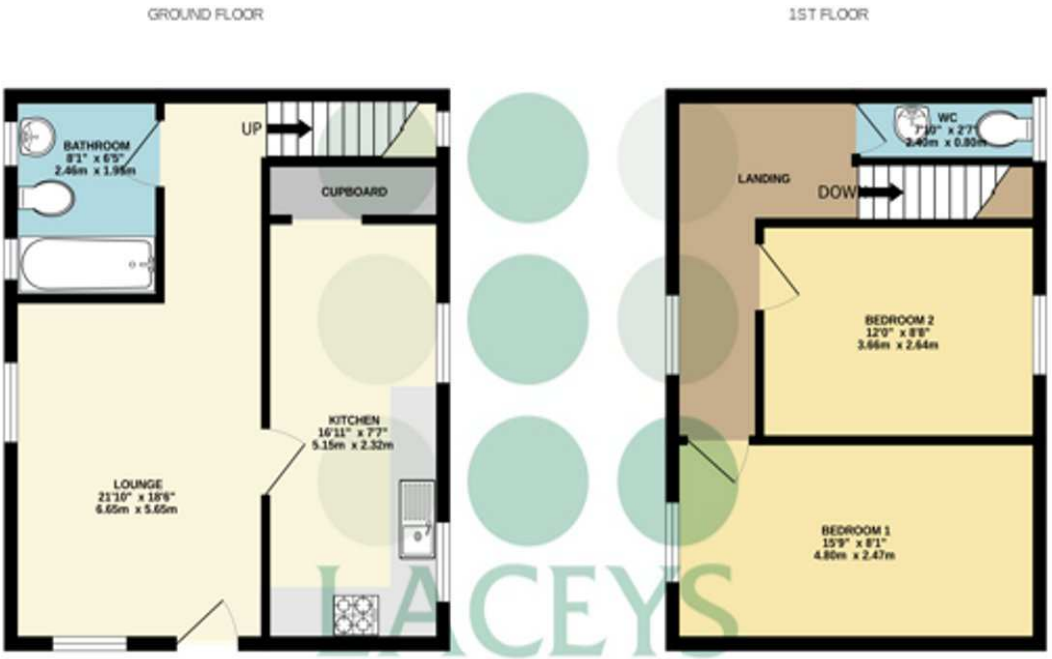

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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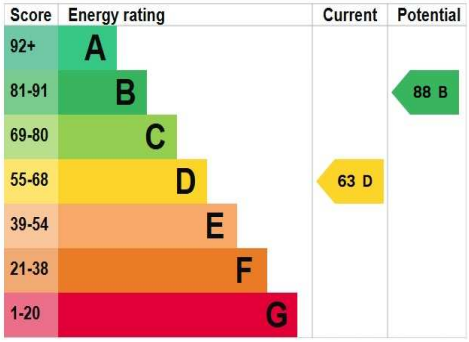

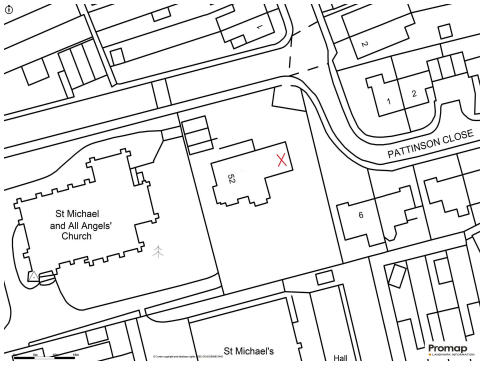

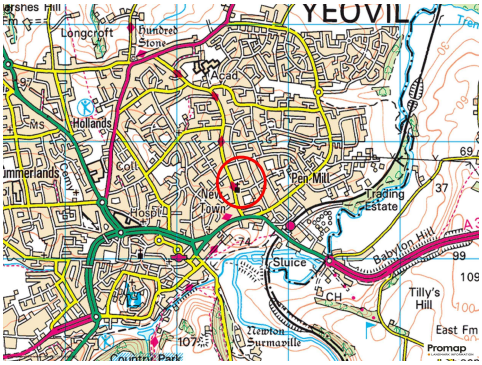

Please Note
No tests have been undertaken of any of the services and any intending purchasers/tenants should satisfy themselves in this regard. Laceys Yeovil Ltd for themselves and for the vendor/landlord of this property whose agents they are, give notice that,(i)these particulars do not constitute any part of an offer or contract,(ii) all statements contained within these particulars are made without responsibility on the part of Laceys 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 Laceys or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.

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Material Information

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 £190,000
- *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.gove.uk/calculate-stamp-duty-land-tax
- *Other fees/Disbursements payable* - Conveyancer's will change 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 lender's 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* - 2 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, Baxi Combi boiler located in the Kitchen, housed by a cupboard, also heats the Hot Water.
- *Broadband* - Please refer to Ofcom website. https://www.ofcom.org.uk/phones-telecoms-and-internet/adviceforconsumers/advice/ofcom-checker.
- *Mobile Signal/Coverage* - Please refer to Ofcom website. https://checker.ofcom.org.uk/en-gb/mobile-coverage
- *Parking* - Driveway

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'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 Easement*s - Shared entrance/drive We're not aware of any other 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.
- *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

Article 4 Area - An "Article 4 Direction" (A4D) in planning law is a mechanism that allows a local council to remove certain permitted development rights for a specific area or property. This means that developments which would normally be permitted without needing planning permission, such as minor alterations or changes of use, now require a planning application and permission from the council.

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 TBC/2026. 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.