



Barlynch Court, Yeovil, Somerset, BA21 3TT

Guide Price £110,000

Leasehold

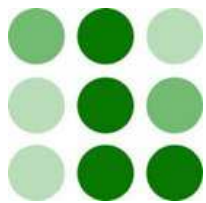
This beautifully presented top floor one bedroom flat is situated in the always popular development of Abbey Manor Park and is available for sale with no forward chain. Accessed via a communal hallway and staircase the accommodation includes an entrance hallway, open plan living space with a modern fitted kitchen, a cosy double bedroom and a contemporary shower room. The property benefits from being double glazed and has modern electric heaters. Externally there is an allocated parking space.

 **LACEYS**  
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11 Barlynch Court, Yeovil, Somerset, BA21 3TT



- Top Floor One Bedroom Flat
- Contemporary Kitchen & Shower Room
- Modern Electric Heaters
- No Forward Chain
- Parking
- Popular Abbey Manor Park Location

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**

As you enter the property you are greeted with an entrance hallway which has modern doors opening to the sitting room, bedroom and Shower Room. Further doors open to a cupboard. There is a ceiling light point.

#### **Open Plan Living Space 4.77 m x 3.48 m (15'8" x 11'5")**

The twin aspect open plan living space is subtly zoned with a living area to one side with a double glazed window overlooking the rear of the building, a modern night storage heater and a ceiling light point. A breakfast bar provides a useful space to sit and eat whilst the kitchen itself offers a good selection of contemporary wall, base and drawer units with work surfaces above. There is space for a washing machine and fridge and the free standing cooker with extractor hood above will remain. There is a double glazed window to the side, track spot lighting in the kitchen area and a decorative light fitting above the sitting area.

#### **Bedroom 3.17 m x 2.42 m (10'5" x 7'11")**

The double bedroom offers a built in floor to ceiling fitted wardrobe, a rear facing double glazed window, a ceiling light point and a wall mounted electric heater.

#### **Shower Room**

Offering a large walk in shower with screen to side and electric shower, a pedestal wash basin with mixer tap and mirror with built in light, low level WC. There is a heated towel rail, an enclosed ceiling lamp and an extractor fan. A door opens to a deep cupboard which houses the hot water cylinder.

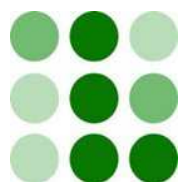
#### **Outside**

One allocated parking space.

#### **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 03/06/2026. 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.



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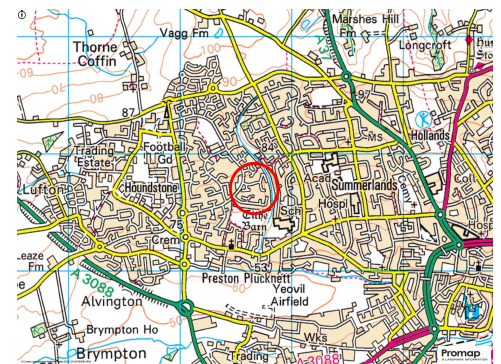
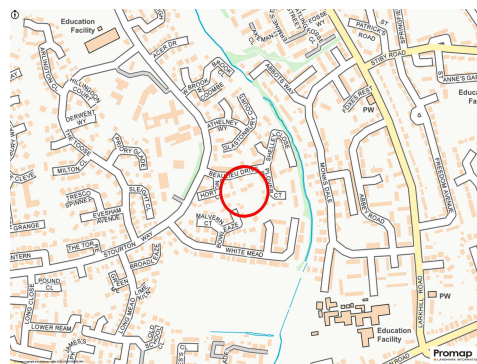
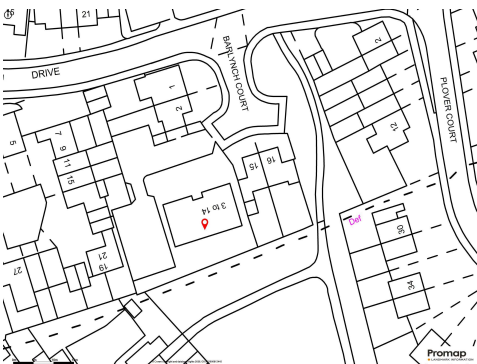
TOP FLOOR  
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA: 364 sq.ft. (33.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or inaccuracy. This floor plan is provided for information only and should not be used for any prospective purchase. 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**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 Digital Markets, Competition and Consumers Act 2024

Material Information applicable in all circumstances

- Council Tax Band - A
- Asking Price - Guide Price £110,000
- Tenure - Leasehold
- Ground Rent- It would appear that no ground rent is payable with the owner(s) of each flat owning a share in the freehold management company.
- Term- 999 Years from 1st January 1990
- Service Charge- £70/month.

### **Stamp Duty**

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 - Top Floor Flat
- 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 - Electric Night Storage Heater, Electric Panel Heater & Heated Towel Rail
- 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 - Allocated Parking Space

### **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; Not to use the apartment or permit the same to be used otherwise than as a private dwellinghouse in the occupation of one family. Not to throw dirt rubbish bags or other refuse or permit the same to be thrown in the sinks baths lavatory cisterns. Not to play or use any piano gramophone tape recorder wireless television loudspeaker or other electric or mechanical or musical device of any kind nor to practice any singing so as to be audible outside the apartment. Not to do or suffer to be done any act of thing on or about the apartment which shall be in breach of the terms and conditions of the planning permission.

- 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 at VERY LOW RISK of River, Sea & 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) -C

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