



Barham Court, Ritchie Road, Yeovil, Somerset,
BA22 8SH

Guide Price £90,000

Leasehold

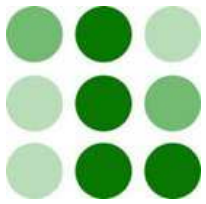
A one bedroom top floor flat set in this popular residential location within easy reach of local amenities. The flat comprises entrance hall, lounge, kitchen, double bedroom & a bathroom. Also benefits from UPVC double glazing, communal gardens and an allocated parking space. No Onward Chain.

 **LACEYS
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Flat 8, Barham Court, Ritchie Road, Houndstone,
Yeovil, Somerset, BA22 8SH



- A One Bedroom Top Floor Flat
- Popular Residential Location
- Within Easy Reach Of Local Amenities
- UPVC Double Glazing
- Communal Gardens
- Allocated Parking Space
- 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

Communal door in to the communal lobby/entrance area, stairs up to the first floor and the flat front door.

Entrance Hall

Built in airing cupboard which houses the hot water tank. Hatch to roof space. Doors to Lounge, Bedroom & Bathroom.

Lounge 3.99 m x 3.02 m (13'1" x 9'11")

Wall mounted night storage heater. TV point. Phone point. Ceiling light/fan. UPVC double glazed window, rear aspect with recessed windowsill. Throughway to the Kitchen.

Kitchen 3.02 m x 2.08 m (9'11" x 6'10")

Comprising inset stainless steel single drainer, 1 1/2 bowl sink unit with mixer tap, tiled surround and rolltop worksurface with cupboards & drawers below. Built in oven & hob with extractor above. Recess for washing machine, plumbing in place. Recess for fridge/freezer. Wall mounted cupboards. Spotlights. Vinyl flooring. UPVC double glazed window, side aspect.

Bedroom 3.23 m x 2.92 m (10'7" x 9'7")

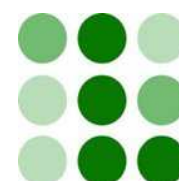
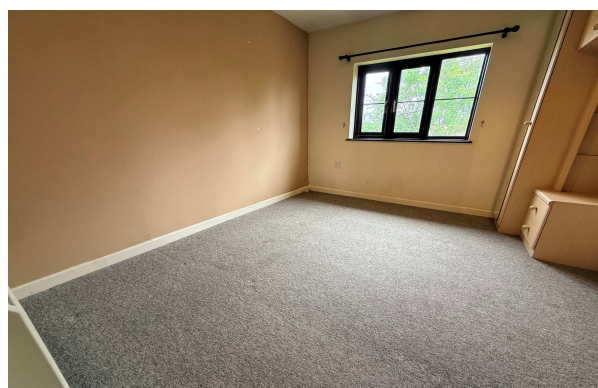
Wall mounted night storage heater. Fitted bedroom furniture. UPVC double glazed window, rear aspect.

Bathroom 2.01 m x 1.73 m (6'7" x 5'8")

White suite comprising bath with mixer tap, wall mounted Triton T70 electric shower over and tiled surround. Pedestal wash basin. Low flush WC. Extractor fan. Wall mounted electric heater. Vinyl flooring.

Outside

There are communal gardens to the rear. Allocated parking space to the front along with visitors parking spaces.



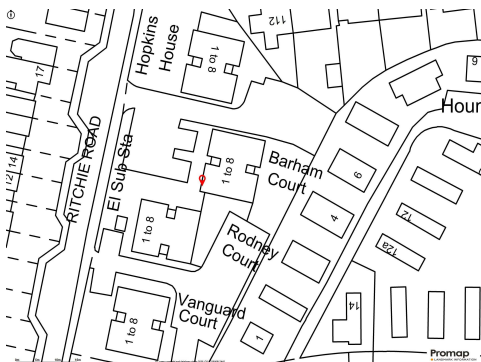
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FIRST FLOOR
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA: 376 sq.ft. (34.9 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The fixtures, systems and appliances shown have not been tested and no guarantee is made with respect to their operation or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 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

Material Information in compliance with the Digital Markets, Competition and Consumers Act 2024.

Material Information applicable in all circumstances

- *Council Tax Band* -
- *Asking Price* - Guide Price £90,000
- *Tenure* - Leasehold - 999 years from 01.05.1990
- *Service Charge* - £840.00 p/a 01.08.2026 - 31.07.2027
- *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* - 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* - 1 Bedroom Flat
- *Property Construction* - Traditional/Purpose Built
- *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* - Electric night storage heaters & wall mounted heater. Hot Water Tank located in the airing cupboard in the Entrance Hall.
- *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* - Allocated

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;- Property to be used as a private residence only, one individual or family only. Not to play or use any piano, gramophone, record player, radio, TV, loudspeaker or other musical instrument or practice singing in the flat so as to cause a nuisance or annoyance. Not to erect any external wireless or TV aerial. Not to park any goods vehicles exceeding seven hundred weights, boat, trailer or caravan on any part of the development. *More covenants in place refer to 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.
- *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) - C.

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 12/06/2026. 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.