



Huish, Yeovil, Somerset, BA20 1BQ

Guide Price £87,500

Leasehold (share of freehold)

This ground floor apartment is situated in a most convenient town centre location and is offered for sale with no forward chain. As you enter the property via its own external front door you are greeted with a sitting room which in turns leads to the inner hallway with storage cupboard. There is a double bedroom, fitted kitchen with rear access and a modern bathroom. Outside there is an allocated parking space.

 **LACEYS
YEOVIL LTD**



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142 Huish, Yeovil, Somerset, BA20 1BQ



- Ground Floor Flat
- Central Location
- Parking Space
- Sitting/Dining Room
- Fitted Kitchen
- Bathroom
- 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:

Inner Hallway

Doors open to the kitchen, bedroom, bathroom and the storage cupboard. There is a radiator and a ceiling light point.

Bedroom 4.07 m x 2.60 m (13'4" x 8'6")

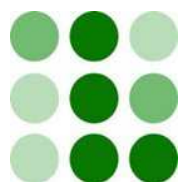
A double room offering extensive mirror fronted fitted wardrobes. There is a double glazed window overlooking the rear of the property, a radiator and a ceiling light point.

Kitchen 3.10 m x 2.07 m (10'2" x 6'9")

Fitted with a selection of wall, base and drawer units with work surfaces above. The stainless steel sink is positioned under one of the two side facing double glazed windows and there is a freestanding cooker which will remain. Space is available for a washing machine and fridge/freezer. A double glazed door opens to the rear.

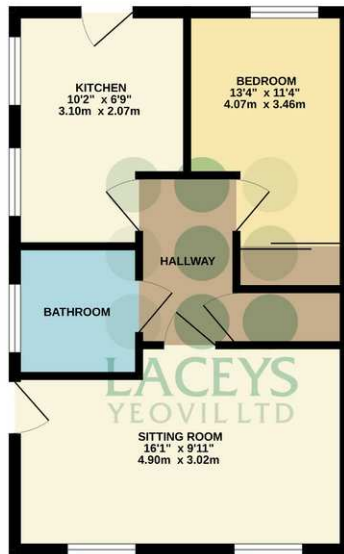
Bathroom

Fitted with a panel enclosed bath with mixer tap/shower attachment and a thermostatically controlled shower over the bath. There is a pedestal wash basin and a low level WC. There is a wall mounted warm air heater, obscured side facing double glazed window and an extractor fan.



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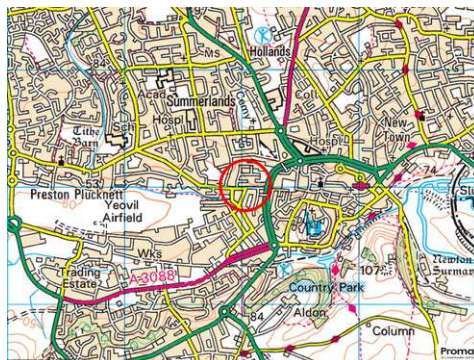
GROUND FLOOR
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA: 419 sq.ft. (38.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of plots, windows, doors and any other items are approximate and no responsibility is taken for any error or omission in this document. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency capabilities.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	74	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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 £87,500
- Tenure - Leasehold/Share of Freehold
- Term 999 years from 29th September 1982
- Ground Rent- £1 if demanded.
- Service Charge- To pay one third of the landlords expenditure. Each flat owner is one third of the landlord

We understand that the property is being sold with Good Leasehold Title and a share of the Possessory Freehold Title. We would therefore recommend you confirm with your conveyancer and lender that this is acceptable to them prior to submitting an offer.

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 -Ground 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
- Sewerage -Mains
- Heating -Gas Central Heating and Warm Air Heater in Bathroom
- 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 - Restrictions - To redecorate in the seventh year of the term and every 7 years there after. To pay one third of the associated buildings insurance. Property to be used for private residential purposes only. Parking space for private vehicle only. Not to be used for illegal or immoral purposes, nor permit any auction) No musical instrument, television, radio, loudspeaker or mechanical, electrical or other noise making instruments to be played/used nor any singing between 11.30pm and 8.00am (nor at any other time so as to cause nuisance / annoyance. No bird, dog or other animal or pet kept in flat without previous consent of the landlord. To cover all floors (other than in the kitchen and bathroom) with carpet and adequate underlay. No children playing in communal areas.

We'd recommend you review the Title/deeds of the property with 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 considered very low risk for River, Sea and 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. Please note property is located in an article 4 area.
- 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 28/06/2025. 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.