



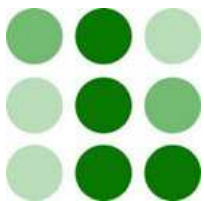
67 Wyndham Court, Yeovil, Somerset,
BA21 4HB

Guide Price £85,000

Leasehold

A very well presented one bedroom top floor retirement flat for the over 60's that enjoys a nice outlook over greenery/garden areas. The flat is well proportioned and benefits from UPVC double glazing, intercom entry, pull cord assistance, lift access, communal lounge, laundry rooms, communal gardens & parking. No Onward Chain.

 **LACEYS
YEOVIL LTD**



Apartment 67, Wyndham Court, Yeovil, Somerset, BA21 4HB



- A Very Well Presented One Bedroom Top Floor Retirement Flat For The Over 60's
- Enjoying A Nice Outlook Over Greenery/Garden Areas
- Lift Access
- Secure Intercom Entry
- UPVC Double Glazing
- Pull Cord Assistance
- Communal Lounge/Laundry Rooms
- Communal Gardens & Parking
- 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 front door with intercom entry system, provides access to the communal lobby, hallways & lifts, to access the Fourth Floor, there are two lifts with a walk in between the two lifts. Main flat door to the Entrance Hall.

Entrance Hall

Built in cupboard. Built in storage cupboard/airing cupboard that also houses the hot water tank. Emergency pull cord. Hatch to loft space. Doors to Lounge, Bedroom & Bathroom.

Lounge 5.23 m x 3.23 m (17'2" x 10'7")

Built in fireplace (electric fire in situ). Wall mounted night storage heater with an additional convection heater in situ. TV point. Phone point. Emergency pull cord. Coved ceiling. UPVC double glazed window, rear aspect. Double opening glazed doors to the Kitchen.

Kitchen 2.34 m x 2.31 m (7'8" x 7'7")

Comprising inset stainless steel single drainer, single sink unit with mixer tap, tiled surround and rolltop worksurfaces with cupboards & drawers below. Built in oven & hob, extractor hood above. Integrated fridge & freezer. Wall mounted cupboards. Vinyl flooring. Coved ceiling. Wall mounted Dimplex electric heater. Emergency pull cord. UPVC double glazed window, rear aspect.

Bedroom 4.26 m x 2.85 m (14'0" x 9'4")

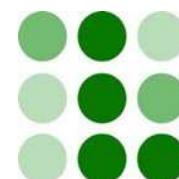
Built in mirror fronted wardrobes. Wall mounted night storage heater. Phone point. TV point. Coved ceiling. Emergency pull cord. UPVC double glazed window, rear aspect.

Bathroom 2.08 m x 1.70 m (6'10" x 5'7")

Light Cream suite comprising bath with a wall mounted shower over, tiled surround. Vanity sink unit. Low flush WC. Extractor fan. Wall mounted Dimplex electric heater. Fully tiled walls. Frosted UPVC double glazed window, side aspect.

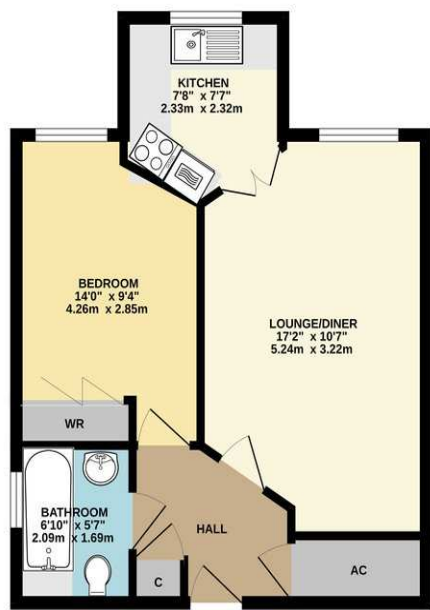
Communal Area's/Outside

Wyndham Court offers a communal Lounge with regular activities taking place for anyone who wishes to join in. There is a communal Laundry room. There is also a Guest Suite available to visitors. Outside there are communal gardens to three sides of the building with various seating areas available to residents. There is also communal parking available.



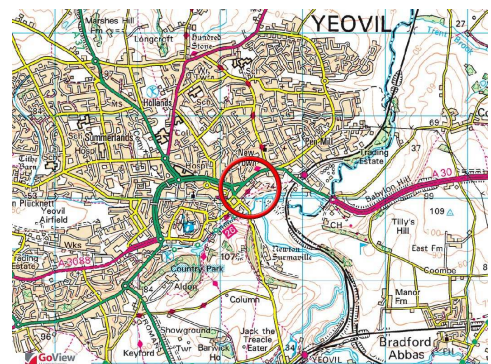
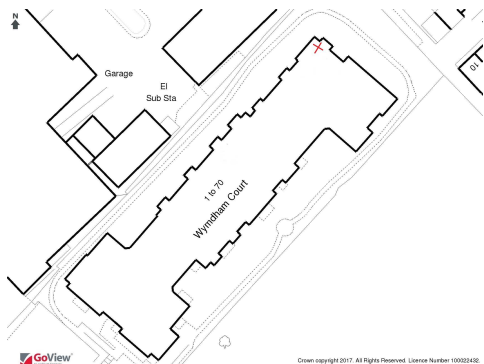
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TOP FLOOR



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 misstatement. 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.
Made with Metaplan 12/2019

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	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* - C
- *Asking Price* - Guide Price £85,000
- *Tenure* - Leasehold - 125 years from 01.06.2005
- *Service Charge* - £2607.71 p/a
- *Ground Rent* - £395.00 p/a
- *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 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 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 Apartment
- *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 (Included in Service Charge)
- *Sewerage* - Mains (Included in Service Charge)
- *Heating* - Electric night storage room heaters, two fan heaters, hot water tank located in the storage 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* - Communal Parking

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:- When selling/letting:- required 28 days written notice to landlord, pay transfer fee 1% + VAT of the gross sale price/market value (whichever is greater), pay contingency fee of 1% + VAT of the gross sale price/market value (whichever is greater); at the landlords discretion these fees may be waived if let for period of 6 months or less (but could be subsequently applied on extension), on basis that fee equivalent to one months' rent is paid. No profession, trade or business to be carried out from the property. Occupied/owned by 60+ year olds only, joint occupier can be 55+ year old. No externally audible noise between 11pm-7am. No pets without permission of the landlord. Keep carpeted. Only one taxed/insured/roadworthy car to be parked IF SPACE available, no motorhomes or caravans. *Other restrictions exist* we'd recommend you review with 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 16/07/2026. 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.