



Highland Court, Eastland Road, Yeovil,  
BA21 4RU

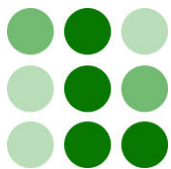
Guide Price £90,000  
LEASEHOLD

**A one bedroom first floor flat set within easy reach of the town & local amenities, option available to purchase with the current tenant in situ, paying £415pcm at present. The flat comprises lounge/kitchen, bedroom & bathroom. Also benefits from intercom entry, UPVC double glazing and allocated parking.**

 **LACEYS**  
**YEOVIL LTD**



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Flat 10, Highland Court, Eastland Road, Yeovil ,  
BA21 4RU



- A One Bedroom First Floor Flat
- Convenient Location, Good Access To Town & Local Amenities
- Option To Purchase With Tenant In Situ (Paying £415 PCM At Present)
- UPVC Double Glazing
- Off Road Parking

[www.rightmove.co.uk](http://www.rightmove.co.uk)  
[www.primelocation.com](http://www.primelocation.com)  
[www.zoopla.co.uk](http://www.zoopla.co.uk)

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**.

## ACCOMMODATION

The **ACCOMMODATION** comprises:

Communal front door into communal hallway, stairs up to the first floor, main flat front door to.

### Entrance Hall

Laminate flooring. Wall mounted intercom handset. Built in airing cupboard. Doors to lounge, bedroom & the bathroom.

### Lounge 4.12m (13'6") x 3.01m (9'11")

Wall mounted night storage heater. TV point. Coved ceiling. Laminate flooring. UPVC double glazed window, front aspect. Throughway to the kitchen.

### Kitchen 2.98m (9'9") x 1.79m (5'10")

Comprising inset stainless steel single drainer, single sink unit with mixer tap, tiled surround and rolltop worksurface with cupboards & drawers below. Recess for cooker. Recess for washing machine, plumbing in place. Space for upright fridge/freezer. Built in storage cupboard. Laminate flooring. Striplight. UPVC double glazed window, side aspect.

### Bedroom 3.20m (10'6") x 2.90m (9'6")

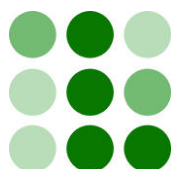
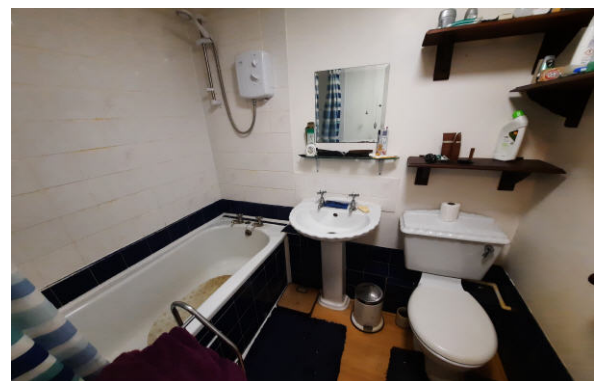
Built in wardrobes. Coved ceiling. Wall mounted electric heater. UPVC double glazed window, front aspect.

### Bathroom

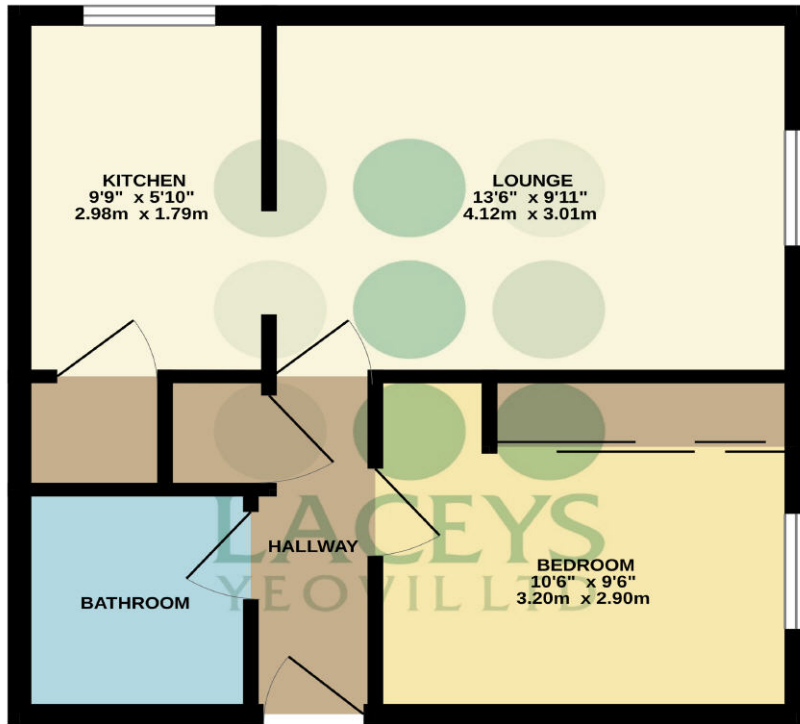
White suite comprising bath with wall mounted Triton Enrich shower over, tiled surround. Pedestal wash basin. Low flush WC. Extractor fan. Laminate flooring.

### Outside

Parking area.



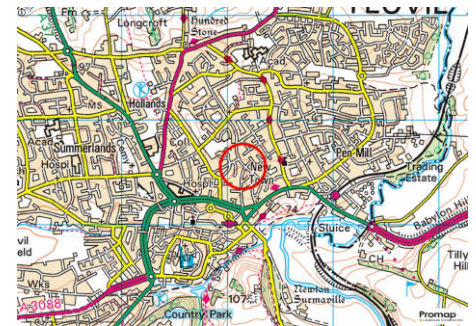
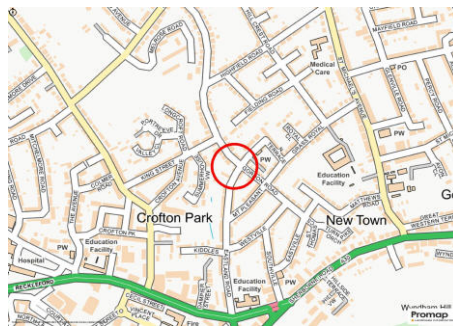
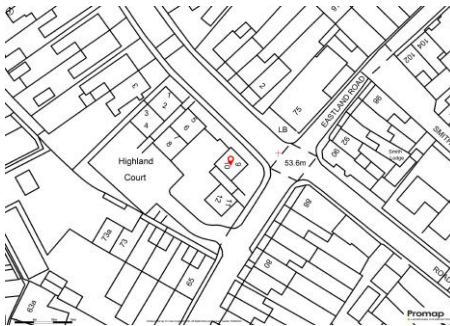
GROUND FLOOR  
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA: 387 sq.ft. (36.0 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		78
(55-68)	<b>D</b>	68	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & 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

### Part A

- *Council Tax Band* - A
- *Asking Price* - Guide Price £90,000
- *Tenure* - Leasehold
- *Lease length* - 99 year from 1st December 1987
- *Service Charge* - £804.00 (1st January 2024 to 31st December 2024)
- *Ground Rent* - £70pa. (Collected on 1st January PA). To be revised to £140pa from 1st Dec 2053.
- Following is supplied by Alpha Housing (Block Management) The standard Deed of Variation produced extends the original lease term from 99 years to 999 years with the ground rent payment ceasing. The loss reversion payment to the Freeholder (Kingsgate Properties Ltd) to extend the term of the flat is currently £10,630 (plus legal costs). This is valid as correct until 31st January 2024.

### Part B

- *Property Type* - First 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, Vendor believes there is a water meter in situ.
- *Sewerage* - Mains
- *Heating* - Electric - Night Storage Heaters. Hot water heated via immersion tank.
- *Broadband* - Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-forconsumers/advice/ofcom-checker>. Vendor not sure on the current connection in place.
- *Mobile Signal/Coverage* – Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>
- *Parking* - Yes, Communal Car Park with an allocated space.

### Part C

- *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 & Rights*- We'd recommend you review the Title/deeds of the property with your solicitor. Material covenants in the lease include; redecorate every 3rd year, not to permit any trade or business from the flat, no pets without consent, £10 + VAT assignment charge. \*More covenants in place, refer to your solicitor\*
- *Flood Risk* - According to the Environment Agency's website, the property is in an area at a VERY LOW RISK from River/ Sea flooding (defined as the chance of flooding each year less than 0.1%), and is in an area at a LOW RISK from surface water flooding (defined as the chance of flooding each year 0.1% to 1%)
- *Coastal Erosion Risk* - N/A
- *Planning Permission* - No records on the Local Authority's website directly affecting the subject property.
- *Accessibility/Adaptations* - No
- *Coalfield Or Mining Area* - N/A

*Energy Performance Certificate (EPC Rating)* - D

### Other disclosures

There is an option to purchase the property with the existing tenant in situ, they currently pay £415pcm, work full time and have lived in the flat for 5 years.

This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor, on the 06/12/2023. 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