



Clarence Court, Clarence Street, Yeovil,  
BA20 1AR

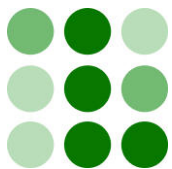
Guide Price £170,000  
LEASEHOLD

**A well proportioned and very well presented two bedroom second floor apartment set in a central location providing easy access to local amenities. The apartment benefits from double glazing, gas central heating, secure intercom entry, en-suite to main bedroom and allocated parking. Option to purchase with tenant in situ who currently pays £850pcm.**

 **LACEYS**  
**YEOVIL LTD**



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13 Clarence Court, Clarence Street, Yeovil, BA20 1AR



- A Very Well Presented Two Bedroom Second Floor Apartment
- Central Location, Gated Complex, Easy Access to Local Amenities
- En-Suite To Main Bedroom
- Secure Intercom Entry
- Communal Lift
- Gas Central Heating and Double Glazing
- Allocated Parking Space
- Option To Purchase With Tenant In Situ - Paying £850pcm

[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:

Intercom entry to the main communal lobby, stairs & lift available up to the second floor.

Flat front door to:

### Entrance Hall

Built in double fronted cupboard which houses the Worcester Combi boiler. Wall mounted intercom handset. Built in storage cupboard. Coved ceiling. Doors to lounge, both bedrooms and shower room.

### Lounge 4.83m (15'10") x 4.44m (14'7")

Tv point. Telephone point. Two radiators. Coved ceiling. Upvc double glazed double opening doors to Juliet balcony with rear aspect. Archway throughway to kitchen.

### Kitchen 5.11m (16'9") x 2.24m (7'4")

Comprising inset stainless steel, single drainer, 1½ bowl sink unit with mixer tap, tiled surround and rolled top worksurfaces with cupboards and drawers below. Built in oven and five ring gas hob. Extractor hood over. Integrated dishwasher. Integrated fridge and freezer. Recess for washing machine with plumbing in place. Wall mounted cupboards. Space for table and chairs. Vinyl flooring. Inset ceiling spotlights. Upvc double glazed window with front aspect.

### Bedroom One 4.71m (15'5") x 3.32m (10'11")

Built in double fronted wardrobes. Radiator. Tv point. Upvc double glazed window with front aspect.

### En-suite

White bathroom suite comprising bath with mixer tap shower attachment and tiled surround. Wall mounted washbasin. Low flush Wc. Radiator. Extractor fan. Vinyl flooring. Frosted Upvc double glazed window with front aspect.

### Bedroom Two 3.50m (11'6") x 3.47m (11'5")

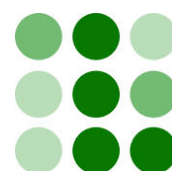
Built in double fronted wardrobes. Radiator. Upvc double glazed window with front aspect.

### Shower Room

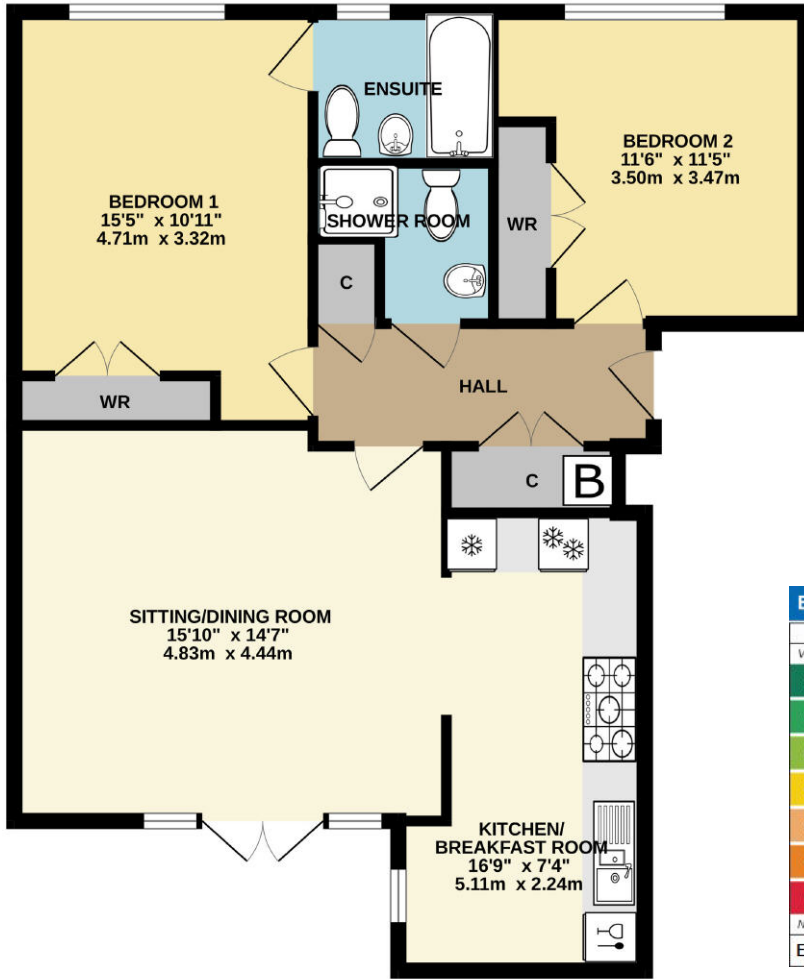
Comprising shower cubicle with wall mounted shower and tiled surround. Pedestal washbasin. Low flush Wc. Radiator. Extractor fan. Vinyl flooring.

### Outside

One allocated parking space. Communal gardens available to use.

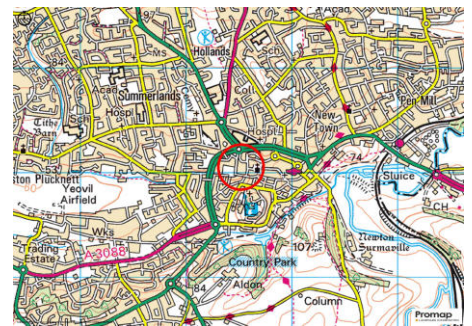
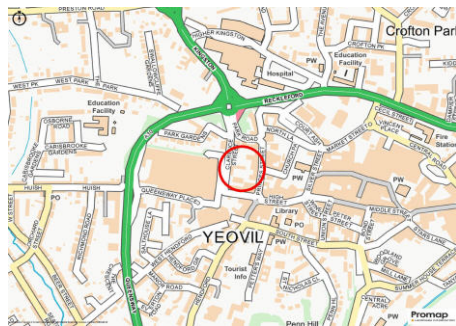
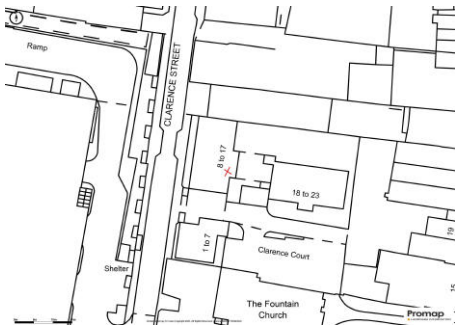


SECOND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>	84	85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(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	

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. Made with Metropix ©2024



**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**

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## Material Information

In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance.

### Part A

- *Council Tax Band* - C
- *Asking Price* - Guide Price £170,000
- *Tenure* - Leasehold
- *Lease length* - 999 years from 1st March 2005
- *Service Charge* - 1st January 2024 - 31st December 2024 £1560.00
- *Ground Rent* - Peppercorn if demanded
- 

### Part B

- *Property Type* - 2 Bed Second 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 (Boiler is located in a cupboard in the hallway).
- *Broadband* - Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>.
- *Mobile Signal/Coverage* - Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>.
- *Parking* - One allocated parking space, for one one licensed motor car.

### 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* - In every 5th year to decorate internally. Use as private residence for one family only. No to use the premises for any trade, business, manufacture or occupation. No subletting a part only of the flat. Within 28days of selling/letting notify landlord and pay landlords solicitor's reasonable charges (not less than £40 + VAT), Other covenants/restrictions exist, we'd recommend reviewing with your solicitor.
- *Rights and Easements* - We're not aware of any significant/material restrictions or rights, but we'd recommend you review the Title/deeds of the property with 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 and Surface Water flooding (defined as the chance of flooding each year less than 0.1%)
- *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)* - B

### 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 24/01/2024. 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.