



Queensway Court, Yeovil, BA20 1DU

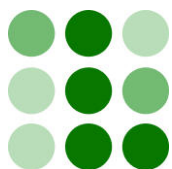
Guide Price £135,000
LEASEHOLD

This smartly presented second floor apartment is situated in a most convenient town centre location and is offered with no forward chain. Entering the property via a communal hallway with video/intercom entry the internal accommodation includes an L-shaped entrance hallway, a pleasant sitting/dining room, a well equipped fitted kitchen, two good size double bedrooms and the family bathroom. The property is double glazed and benefits from having a gas fired central heating system with combination boiler and an allocated parking space.

 **LACEYS**
YEOVIL LTD



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9 Queensway Court, Queensway Place, Yeovil,
Somerset, BA20 1DU



- Town Centre Apartment
- Parking Space
- No Forward Chain
- Two Double Bedrooms
- Living/Dining Room
- Modern Fitted Kitchen With Appliances
- Gas Central Heating And Double Glazing

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:

Hallway

As you enter the property you are greeted with a nice size L-shaped entrance hallway which has doors leading to both bedrooms, the sitting/dining room and bathroom. A further door opens to a useful storage cupboard. There is a radiator, a ceiling light point and a video entry handset.

Sitting/Dining Room 15' 5" x 9' 9" (4.69m x 2.97m)

A sociable space with a double glazed window overlooking the rear of the building. There are two radiators, a ceiling light point and an archway which opens to the kitchen.

Kitchen 9' 1" x 6' 11" (2.76m x 2.11m)

The kitchen is well equipped and is fitted with a good selection of wall, base and drawer units with work surfaces above. Integrated appliances include an electric oven with gas hob and extractor hood above, a fridge/freezer and a washer/dryer. There is an inset stainless steel sink with mixer tap and recessed spot lighting.

Bedroom One 13' 8" x 9' 1" (4.16m x 2.76m)

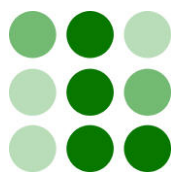
A comfortable double bedroom with a double glazed window facing the front, a radiator and a ceiling light point.

Bedroom Two 10' 0" x 9' 9" (3.04m x 2.98m)

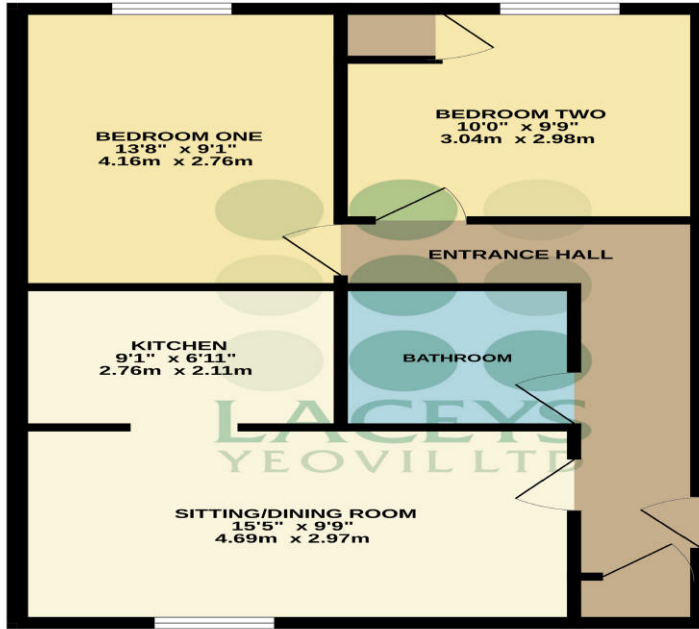
A further good size double bedroom with a double glazed window facing the front, a radiator and a ceiling light point. A tall cupboard housing the gas fired combination boiler.

Bathroom

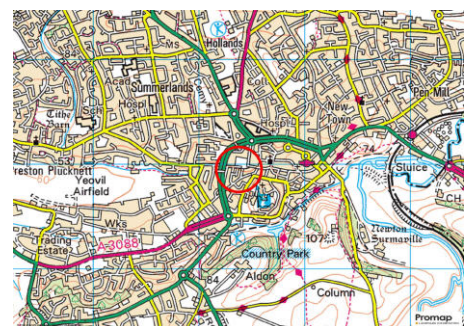
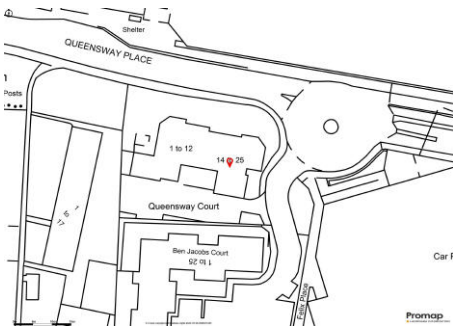
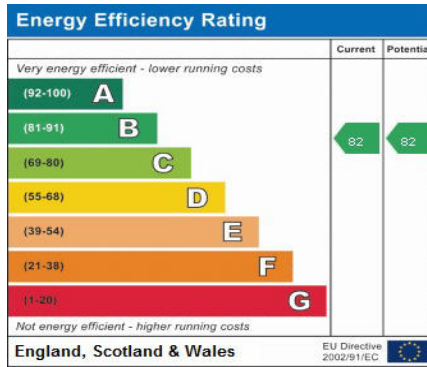
Fitted with a white suite comprising panel enclosed bath with screen to side, mixer tap and thermostatically controlled shower above, a pedestal wash basin with mixer tap and a low level WC. There is recessed spot lighting, a heated towel rail and an extractor fan.



SECOND FLOOR
566 sq.ft. (52.6 sq.m.) approx.



TOTAL FLOOR AREA : 566 sq.ft. (52.6 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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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 - B
- Asking Price - £135,000
- Tenure - Leasehold- Term 125 years from 1/1/2010. Current Ground Rent- £302.86. We understand that the next review is 2028 (and every 5 years following this) and it will go upward only to RPI.
- Service Charge- We understand that the current monthly service charge is £158.34. This is reviewed annually.

Part B

- Property Type - 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- metered
- Sewerage - Mains
- Heating - Gas central heating via combination boiler in bedroom two which also supplies instant hot water on demand.
- Broadband - Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>, currently has Fibre to the premises.
- Mobile Signal/Coverage – Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>
- Parking - One 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 - We'd recommend you review the Title/deeds of the property with your solicitor. Restricted Covenants include; Parking space is limited to one private motor vehicle/motorcycle not exceeding 3 tonnes gross, no trailer, caravan, boat or similar to be parked anywhere on the estate. No vehicle maintenance is permitted. Property to be occupied as private residence by single household only with no selling or sub-letting of part only. If letting the property as a whole permission of the management company is required (permission not to be unreasonably withheld). No trade or business. No dog, cat or other animal or reptile shall be kept except without the prior written consent of the management company.
- Rights and Easements - We're not aware of any significant/material restrictions, 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 13th February 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.