



Lanes, High Street, West Coker, BA22 9FB

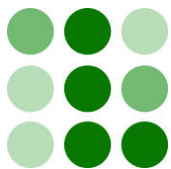
Guide Price £275,000
LEASEHOLD

A well proportioned and very well presented two bedroom first floor apartment set within the Lanes Complex within the popular village of West Coker. The apartment benefits from secure intercom entry, communal lift, gas central heating, double glazing, en-suite to main bedroom, modern kitchen with built in appliances, modern bathroom, balcony to the rear aspect and off road allocated parking in a secure gated area.

 **LACEYS**
YEOVIL LTD



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Apartment 5, Lanes, High Street, West Coker,
BA22 9FB



- A Very Well Presented Two Bedroom First Floor Apartment
- Set In Lanes Complex, In This Sought After Village Location
- Well Proportioned Throughout
- Allocated Parking, Secure Gated Area
- En-Suite To Main Bedroom
- Gas Central Heating and UPVC Double Glazing
- Communal Lift, Communal Gardens

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:

Secure Intercom Entry system with camera provides access to the communal lobby, lift or stairs up to the first floor landing.

Flat front door to.

Reception Hall

Two built in storage cupboards. Upright radiator. Wall mounted handset for intercom entry. Wooden flooring. Inset ceiling spotlights. Doors to lounge, both bedrooms and main bathroom.

Lounge/Dining Area 6.35m (20'10") x 3.73m (12'3")

Two upright radiators. TV point. Inset ceiling spotlights. Wooden flooring. Three double glazed windows, one floor to ceiling, rear & side aspects with outlook over the communal grounds. Double glazed door to the balcony. Open plan in to the kitchen.

Kitchen 3.76m (12'4") x 2.21m (7'3")

Modern well fitted kitchen comprising inset stainless steel single drainer, single sink unit with mixer tap, tiled surround and rolltop work surface with cupboards & drawers below. Built in oven & hob, extractor hood above, Integrated fridge freezer, washing machine, slimline dishwasher & microwave. Wall mounted cupboards. Concealed rotary storage unit. Wooden flooring. Phone point. Inset ceiling spotlights. Double glazed window, rear aspect.

Bedroom One 4.11m (13'6") x 4.06m (13'4")

Upright radiator. Phone point. TV point. Built in storage cupboard. Wooden flooring. Three double glazed windows, one floor to ceiling, side & front aspects. Door to the en-suite shower room.

En-Suite Shower Room

Modern well fitted white suite comprising double width shower cubicle with modern shower, tiled surround. Wall mounted wash basin. Low flush WC. Extractor fan. Heated towel rail. Vinyl flooring. Fully tiled walls.

Bedroom Two 3.80m (12'6") x 3.76m (12'4")

Upright radiator. TV point. Phone point. Built in double fronted wardrobe. Wooden flooring. Inset ceiling spotlights. Double glazed double opening doors to the balcony.

Bathroom

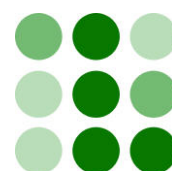
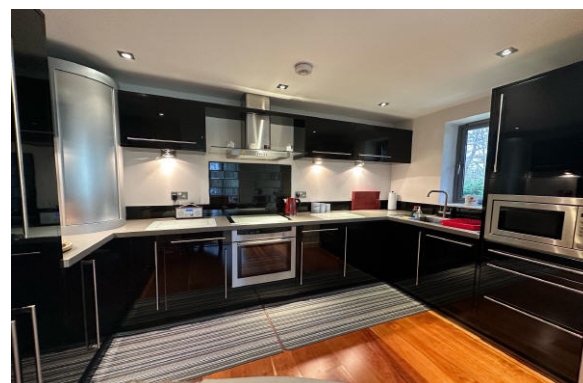
Modern white suite comprising large bath with mixer tap, pull out shower hose & tiled surround. Wall mounted wash basin. Low flush WC. Extractor fan. Heated towel rail. Inset ceiling spotlights. Double glazed window, front aspect.

Outside

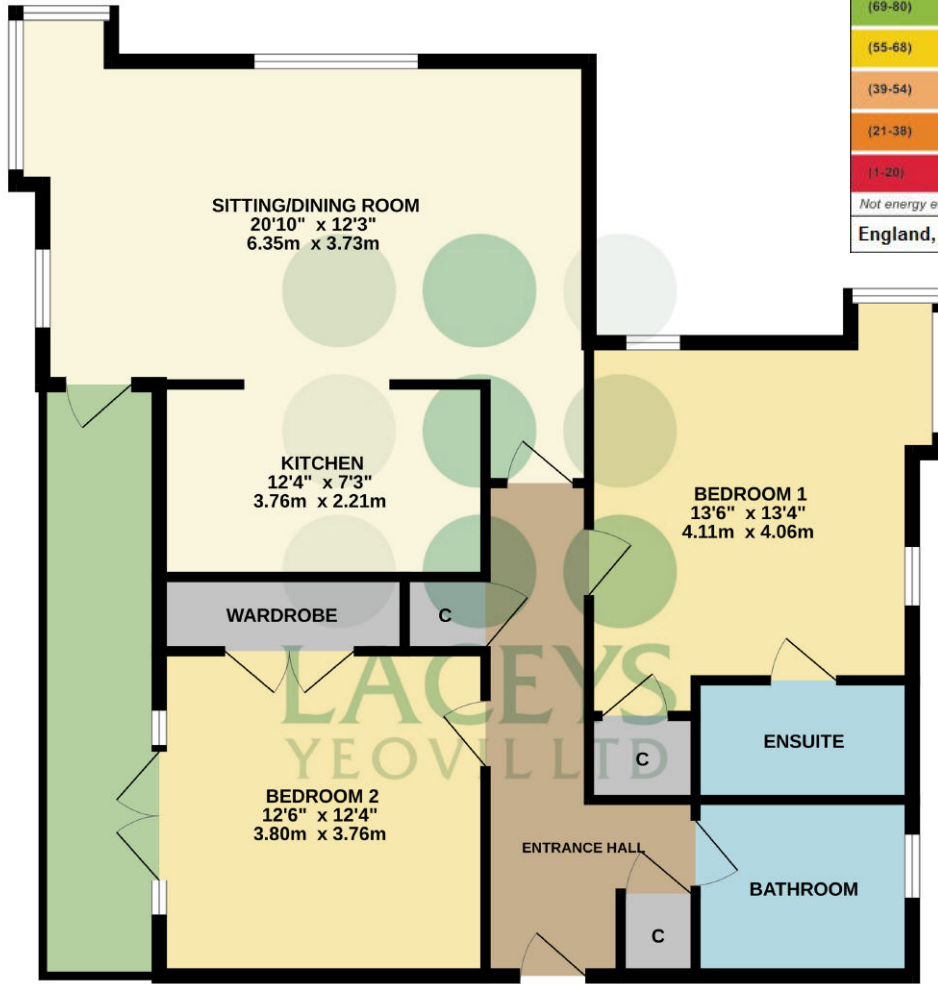
Lovely balcony which can be reached from the lounge/diner & bedroom two, that overlooks the communal gardens to the rear. Allocated parking space within a secure gated area.

Extra's

The service charge include use of the gym within the Lanes complex.

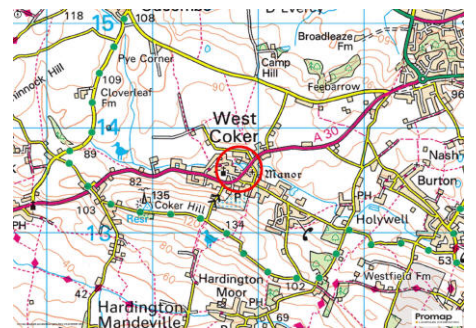
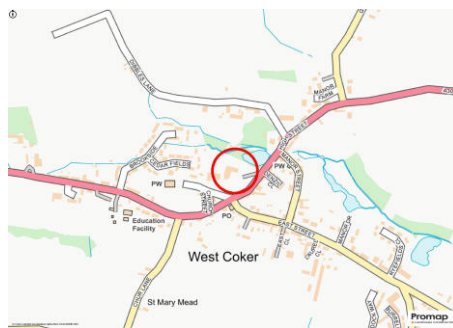
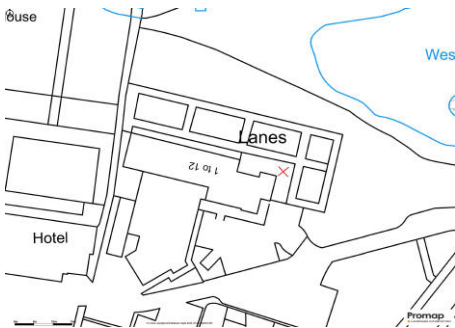


FIRST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	74	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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.

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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 - D
- Asking Price - Guide Price £275,000
- Tenure - Leasehold, Lease Length 199 Years from 01.01.2006,
- Service Charge £2525.00 p/a (Includes current ground rent) for period 1.1.2024 to 31.12.2024. 1/12 estate service expenditure, excludes cost of maintaining hotel access road.
- Ground Rent £100p/a 1.1.2006 - 31.12.2030, £200p/a 1.1.2031 - 31.12.2055, £400p/a 1.1.2056 - 31.12.2080, £800p/a 1.1.2081 - 31.12.2105, £1600p/a 1.1.2106 - 31.12.2204.

Part B

- Property Type - 2 Bed First Floor Apartment
- 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 (on a water meter)
- Sewerage - Mains
- Heating - Gas Central Heating (Combi Boiler located in Bedroom Two in the built in cupboard, also provides the 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>. Vendors unsure on current connection type.
- Mobile Signal/Coverage – Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>.
- Parking - Off road parking allocated space within gated parking area.

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: No external aerials/satellite dishes, Not to keep any bird, reptile, dog, cat or other animal in the property or elsewhere in the building without the consent of the lessor. Not to carry out any trade or business. Not to leave any items on the common parts. Not to bring onto or upon the property or elsewhere in the building dangerous inflammable or explosive materials. Whole underletting permitted, subject to compliance with Freeholder's rules and the Lease, and for a term of not less than 6 months. Assignment/underlettings etc must be notified to Freeholder within 1 month and a registration fee paid of not less than £50. Selling or letting PART-ONLY of the flat is NOT permitted. *More covenants in place, refer to 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 - 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%)
- 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 02.03.2024. 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.