



Coverdale Court, Preston Road, Yeovil,
BA21 3AU

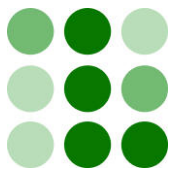
Guide Price £150,000
LEASEHOLD

A one bedroom end of terrace retirement bungalow for the over 60's set in a tucked away quiet position, yet set close enough to local amenities. The bungalow benefits from a shower room, double bedroom, nice-sized lounge, kitchen and an enclosed rear garden that enjoys a good degree of privacy. The bungalow also has the added benefit of No Onward Chain.

 **LACEYS**
YEOVIL LTD



12-14 Hendford, Yeovil, Somerset BA20 1TE
Tel: 01935 425115 Email: info@laceysyeovil.co.uk



11 Coverdale Court, Preston Road, Yeovil, BA21 3AU



- A On Bedroom End Of Terrace Bungalow For The Over 60's
- Tucked Away Position
- Enclosed Rear Garden
- Shower Room
- Communal Parking Area's
- No Onward Chain

www.rightmove.co.uk
www.primelocation.com
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:

Wooden front door to:

Entrance Hall

Wall mounted night storage heater. Hatch to loft space. Coved ceiling. Built in airing cupboard. Built in double fronted cupboard. Doors to lounge, bedroom and shower room.

Lounge 5.60m (18'4") x 4.19m (13'9")

Built in fireplace. Tv point. Telephone point. Wall mounted night storage heater. Coved ceiling. Glazed window with front aspect. Double glazed sliding door to rear garden. Archway to kitchen.

Kitchen 3.06m (10') x 2.19m (7'2")

Comprising inset single drainer, 1½ bowl sink unit with mixer tap, tiled surround and rolled top worksurfaces with cupboards and drawers below. Recess for cooker. Recess for washing machine with plumbing in place. Wall mounted cupboards. Coved ceiling. Vinyl flooring. Glazed window with front aspect.

Bedroom 3.49m (11'5") x 3.36m (11')

Wall mounted night storage heater. Built in wardrobes. Tv point. Glazed window with rear aspect.

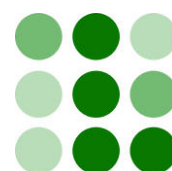
Shower Room

Comprising corner shower cubicle with wall mounted shower in situ with tiled surround. Pedestal washbasin. Low flush Wc. Wall mounted night storage heater. Coved ceiling. Vinyl flooring. Wall mounted light/shaver point. Frosted glazed window with side aspect.

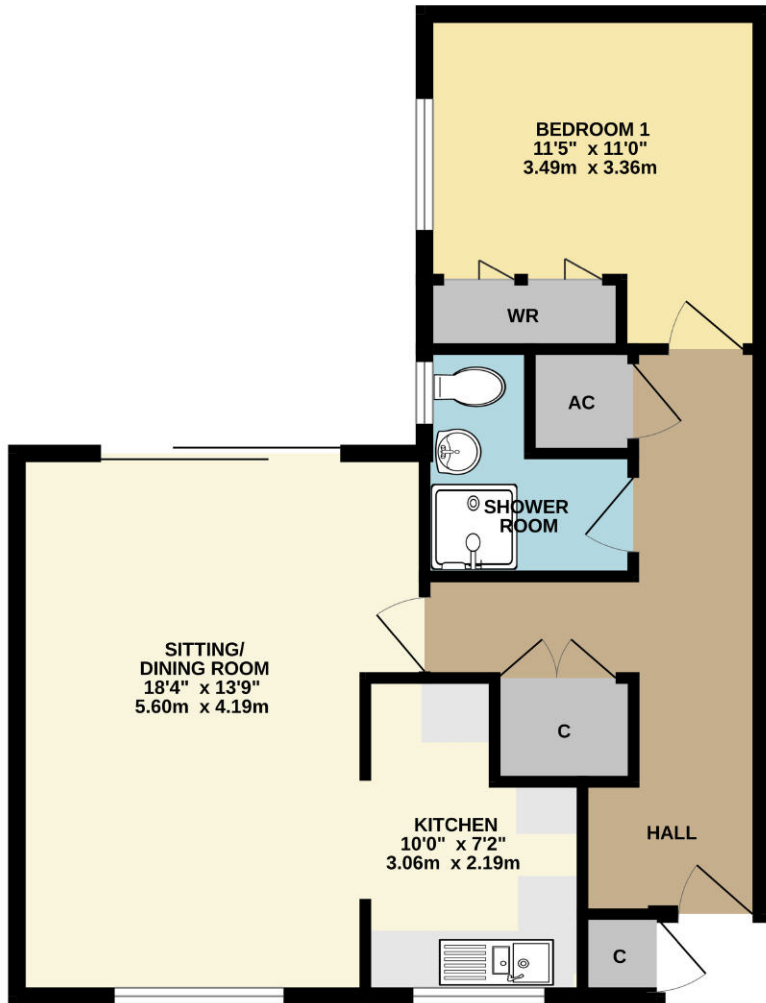
Outside

To the rear there is an enclosed garden. Paved patio and lawn area to the rear. Bounded by walling and fencing. Timber gate provides rear access.

The front garden is laid to lawn with shrubs in situ. Outside store. Outside light. Paved path to the front door.

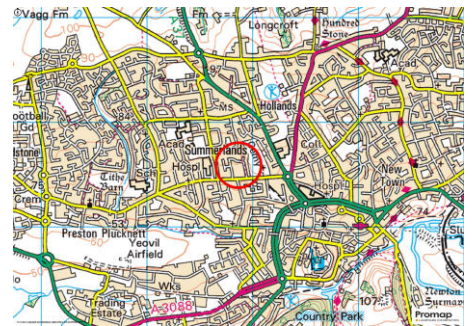
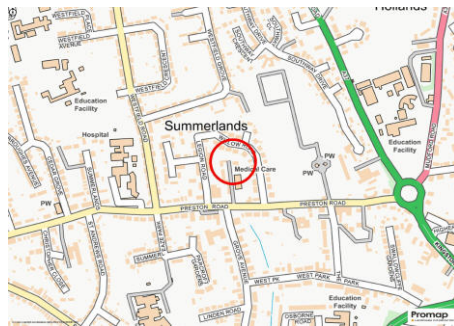


GROUND FLOOR



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 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
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

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 £150,000
- Tenure - Leasehold - **The leaseholder will become a member of the freehold residents management company**
- Lease length - 125 years from 1st January 1990
- Service Charge - £2,200 p/a 1st January 2024 - 31st December 2024 (Alpha Housing Taunton) 1/14 of communal costs.
- Ground Rent - £50 p/a 1st January yearly

Part B

- Property Type - One bedroom end of terrace retirement bungalow for the over 60's
- 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 - Electric night storage heaters. Hot Water Electric Immersion Heater is located in the airing 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>. Vendor unsure if there is a connection at present.
- Mobile Signal/Coverage – Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>.
- Parking - Communal car park short distance from the property.

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 trade or business. Within 21 days of any sale/letting/probate to notify landlord & pay £15 +VAT registration fee. No external TV aerial or similar without prior written consent. No cat, dog or other animal without prior written consent. No caravans, house on wheels, boat or trailer anywhere on site. No lodgers without prior written consent. No noise audible externally to the property. No buildings, fences, walls, hedges to be added on site, and no trees/shrubs to be allowed to exceed 2'6" in height *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 - The buildings to the side and front of Coverdale Court have changed uses. If you have any concerns regarding this please refer to 23/02474/FUL (PP-12442046) and 21/01787/COU (PP-09887997) on Somerset Planning.
- Accessibility/ Adaptations - N/A
- Coalfield Or Mining Area - N/A

Energy Performance Certificate (EPC Rating) - E

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 19/02/2024. 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.