



Ermine Street, Yeovil, BA21 3QT

Guide Price £122,500  
LEASEHOLD

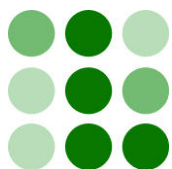
**A two bedroom ground floor flat set in a convenient location not far from local amenities. The flat benefits from double glazing, en-suite to main bedroom and off road parking via a car port. No Onward Chain. Good opportunity for First Time Buyer(s) & Investor(s).**

 **LACEYS**  
**YEOVIL LTD**



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32 Ermine Street, Yeovil, BA21 3QT



- Two Bedroom Ground Floor Flat
- En-Suite To Main Bedroom
- Secure Intercom Entry
- Off Road Parking Via Car Port
- Double Glazed
- Good Opportunity For First Time Buyer(s) or Investor(s)
- No Onward Chain

[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. Flat front door to:

### Entrance Hall

Wall mounted intercom handset. Built in cupboard. Built in airing cupboard with immersion tank. Wall mounted night storage heater. Doors to lounge, kitchen and both bedrooms and bathroom.

### Lounge 5.43m (17'10") x 3.69m (12'1")

Built in fireplace with electric fire in situ. Wall mounted night storage heater. Tv point. Telephone point. Wall mounted panel heater. Coved ceiling. Double glazed Upvc window with side aspect.

### Kitchen 3.17m (10'5") x 1.91m (6'3")

Comprising inset single drainer, stainless steel sink unit with mixer tap, tiled surround and rolled top worksurfaces with cupboards and drawers below. Built in oven and hob with extractor over. Recess for washing machine with plumbing in place. Space for upright fridge/freezer. Wall mounted cupboards. Extractor fan. Wall mounted Dimplex electric heater. Vinyl flooring. Double glazed window with side aspect.

### Bedroom One 3.95m (13'0") x 3.75m (12'4")

Built in bedroom furniture. Tv point. Wall mounted electric panel heater. Telephone point. Two double glazed windows with front and side aspects. Doors to ensuite.

### Ensuite

Comprising corner shower cubicle with wall mounted shower and tiled surround. Pedestal washbasin. Low flush Wc. Heated towel rail. Wall mounted Dimplex electric heater. Extractor fan. Vinyl flooring. Frosted double glazed window with side aspect.

### Bedroom Two 3.95m (13'0") x 2.46m (8'1")

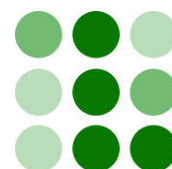
Wall mounted electric panel heater. Double glazed window with front aspect.

### Bathroom 2.51m (8'3") x 2.06m (6'9")

Suite comprising bath with mixer tap shower attachment with tiled surround. Vanity sink unit. Low flush Wc. Heated towel rail. Extractor fan. Wall mounted Dimplex electric heater. Vinyl flooring. Frosted double glazed window with side aspect.

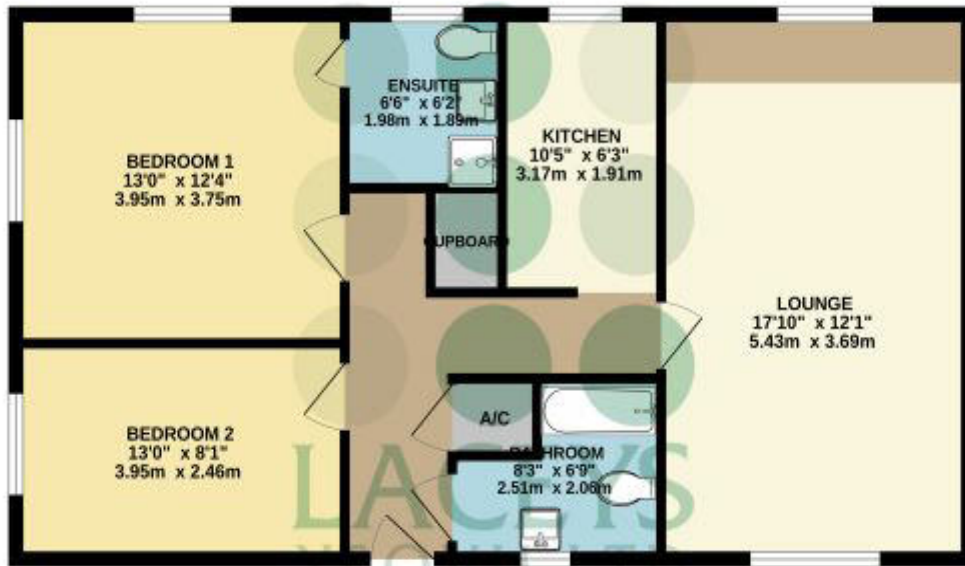
### Outside

Car port provides off road parking, plus additional space to the rear.

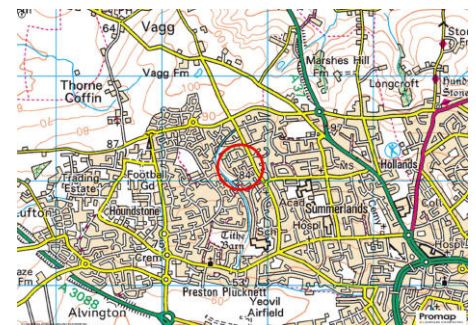
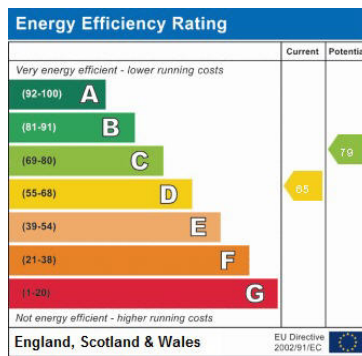




GROUND FLOOR



While every attempt has been made to ensure the accuracy of the description contained here, measurements of floors, walls, 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 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 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 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 - B
- Asking Price - Guide Price £122,500
- Tenure - Leasehold
- Lease length - 999 years or 975 years from 1 April 2000- TBC
- Service Charge - £2770.50 p/a 1.4.24 to 31.3.25, (25% of costs incurred for block)
- Ground Rent - £60 p/a, 1/4/2000-31/3/2025 payable ½ yearly on (1st April & 1st October) 1/4/2025 and every 25 years thereafter, reviewed to 60/74,850ths of Market Value.

### Part B

- Property Type - 2 Bed Ground 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 - Electric Heaters (Immersion tank provides hot water & 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>. Current connection type not known.
- Mobile Signal/Coverage – Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>.
- Parking - Off road parking under a car port, plus additional space to the rear.

### 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. Restrictions/Obligations include; Decorate once in every 7 years (internal only), No partial underletting/sharing of any part of flat or garage or parking space. Whole letting permitted with prior consent of Freeholder. Selling or Letting subject to notifying Freeholder within 1 month, and paying 0.05% plus VAT of value of transaction (plus other requirements including paying solicitors costs for notices). No satellite dishes, TV or other aerial, other receiving apparatus on exterior of block or garage. No business use. Parking space & garage used only for private motor car or motor cycle or commercial vehicle not exceeding 254kg, taxed & in road worthy condition. No repairs to vehicle on site. No storage of petrol/oil/inflammable liquids. No animal/bird/reptile to be kept without prior written consent. Carpets & underlay throughout (tile or vinyl in the bathroom/kitchen only). No loud noise from flat between 11pm-8am (or at other times so as to be an annoyance to others). \*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 (defined as the chance of flooding each year as less than 0.1%) and LOW RISK from Surface Water (defined as the chance of flooding each year as between 0.1% and 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) - D

### 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 25/03/2024. 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.