



Grosvenor Court, Hermes Place, Ilchester,
BA22 8JU

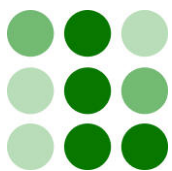
Guide Price £115,000
LEASEHOLD

This rather spacious ground floor apartment is situated in the popular village of Ilchester and is offered for sale with no forward chain. The accommodation which is accessed from a communal hallway includes a long entrance hallway, sitting room, fitted kitchen, two double bedrooms and a shower room. Throughout the flat there is ample built in storage cupboards. There is gas central heating and the property benefits from brand new double glazed windows.

 **LACEYS**
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3 Grosvenor Court, Hermes Place, Ilchester, BA22 8JU



- Popular Village Location
- Ground Floor
- Two Good Size Double Bedrooms
- Fitted Kitchen With White Goods
- Shower Room
- Brand New Double Glazing
- Gas Central Heating
- 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:

Entrance Hall

The hallway provides a pleasant welcome into this spacious home. There is ample space to hang coats and doors open to the sitting room, kitchen, shower room and both bedrooms. A further door opens to a deep cupboard. There is further built in storage with a shelf above, two enclosed lamps and a radiator.

Sitting Room 4.76m (15'7") x 3.55m (11'8")

A large double glazed window overlooks the rear of the property. There is an electric fire which provides a nice focal feature to the room with a wooden mantel above and useful storage cupboard to the side. There is a radiator and a decorative ceiling light fitting.

Kitchen 3.26m (10'8") x 2.72m (8'11")

Fitted with a good selection of wall, base and drawer units with work surfaces above. There is a wine rack and the gas cooker, fridge, freezer and washing machine will all remain. The full height cupboard with window to communal hallway houses the gas fired combination boiler with storage whilst the stainless steel sink with mixer tap can be found under the large front facing double glazed window. There is tiling to splash prone areas, a strip light a door to the communal hallway.

Bedroom One 3.56m (11'8") x 3.53m (11'7")

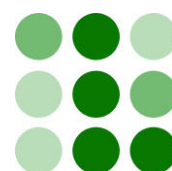
This large double bedroom enjoys a pleasant outlook over the rear of the property through the double glazed window. There is a built in cupboard, a radiator and an enclosed ceiling lamp.

Bedroom Two 3.26m (10'8") x 2.74m (9'0")

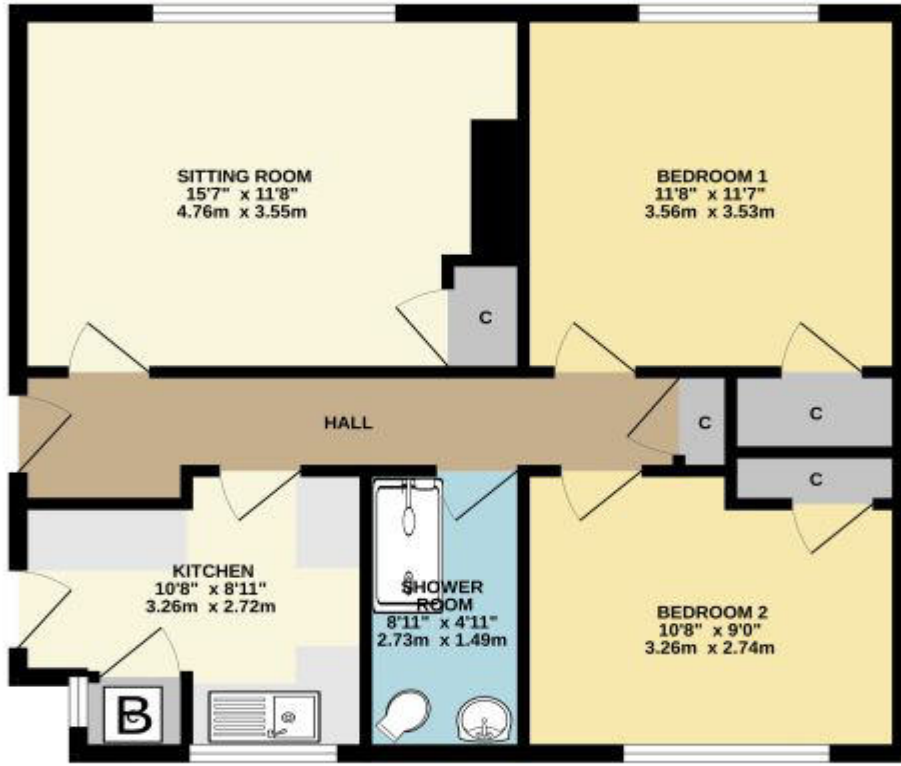
A further double room with a built in cupboard, a radiator and a ceiling light point. A double glazed window overlooks the front of the property.

Shower Room 2.73m (8'11") x 1.49m (4'11")

The shower room is well equipped with a walk in shower with glass screen to the side, pull down seat, grab rails and an electric shower, a wash basin with mixer tap and vanity unit and a low level WC. There is a heated towel rail, wall mounted storage cupboard, an enclosed ceiling lamp and an obscured double glazed window.



GROUND FLOOR
646 sq.ft. (60.0 sq.m.) approx.

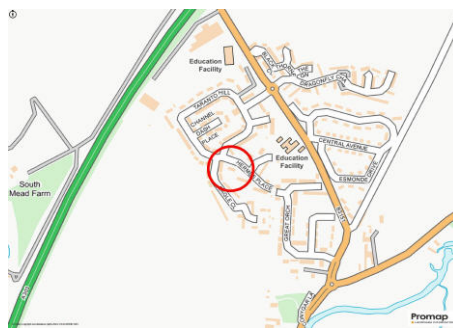


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		63	74

England, Scotland & Wales

EU Directive 2002/91/EC

TOTAL FLOOR AREA: 646 sq.ft. (60.0 sq.m.) approx.
 Whilst every effort has been made to ensure the accuracy of the floor plans contained here, the user/renter of this property, including any other parties, shall be responsible to take 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 numbers, systems and appliances shown here are not to be used and the guarantee will be void if they are used. Make with: MIMOPRO (2023).



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 - A
- Asking Price - Guide Price £115,000
- Tenure - Leasehold
- Lease length - 125 Years from 29th September 1987
- Service Charge - £1700.28- Per annum.

Current Ground Rent -£75.00 Per annum -

Schedule of Ground Rent- First 25 years £50.00, second 25 years £75.00, third 25 years £100.00, fourth 25 years £125.00. Remainder of term £150.00 per annum

Buildings Insurance- £465.59- per annum.

Part B

- Property Type - Ground Floor Flat
- Property Construction - Standard Construction
- Number And Types Of Rooms - See Details and Plan, all measurements being maximum dimensions provided between internal walls.
- Electricity Supply - Mains
- Water Supply - Mains (not metered)
- Sewerage - Mains
- Heating - Gas Central Heating -combination boiler in cupboard in kitchen
- 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 - On street parking.

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're not aware of any significant restrictions, but we'd recommend you review the Title/deeds of the property with your solicitor.
- Rights and Easements - Not at any time to use or occupy or permit the flat to be used or occupied except as a private residential flat only. Not at any time to use or permit the use of either the demised premises or any part thereof for business purposes. Not to permit or suffer in or upon the premises any sale by auction or any illegal or immoral act or any act or thing which may be or because a nuisance or cause damage to the lessors or the tenants of the lessors or the owners or occupiers of any part of the estate or of any adjoining or neighbouring premises. Not to play or use or permit the playing or use of any musical instrument television radio loudspeaker or mechanical or other noise making instrument of any kind nor to practice or permit the practising of any singing in or about the demised premises between 11pm and 8am or at any other time so as to cause any nuisance. Not to put in the window or on the exterior any any sign board, plate placard or advertisement. Not to hang washing inside the property which is visible from the outside nor hang any items similar out of windows. Not to keep any bird reptile dog or other animal on the demised premises without the previous consent in writing of the Lessors which may be given by the Lessors or their Managing Agent for the time being such consent to be revocable by notice in writing at any time of complaint of any nuisance or annoyance being caused to any owner tenant or occupier of any other flat in the buildings. Not to erect any external wireless or television aerial. Not to leave or park so as to cause any obstruction in or on any approach roads. At all times to cover and keep covered with carpet and underlay the floors of the flat forming part of the demised premises other than those of the kitchen and bathroom.
- 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 -
- Coalfield Or Mining Area - N/A

Energy Performance Certificate (EPC Rating) - D

Other Disclosures

This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor, on the 15/4/2024 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.