



Hillborne Gardens, Abbey Manor Park,
Yeovil, BA21 3SA

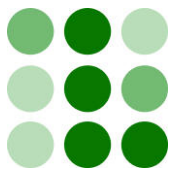
Guide Price £97,500
LEASEHOLD

A well proportioned one bedroom first floor flat set in a tucked away position, providing a good opportunity for Investor(s). The flat benefits from gas central heating, UPVC double glazing, outside garden space and allocated parking. No Onward Chain.

 **LACEYS**
YEOVIL LTD



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14 Hillborne Gardens, Abbey Manor Park, Yeovil,
BA21 3SA



- A One Bedroom First Floor Flat
- Popular & Sought After Abbey Manor Park Development
- Close To Local Amenities
- UPVC Double Glazing
- Gas Central Heating
- Enclosed Garden
- Allocated Parking Space
- 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:

Frosted UPVC double glazed front door to entrance lobby.

Entrance Lobby

Window, side aspect. Stairs up to the landing.

Landing

Built in cupboard. Hatch to loft space. UPVC double glazed window, side aspect. Throughway to lounge. Doors to bedroom & bathroom.

Lounge 5.16m (16'11") x 2.87m (9'5")

Radiator. TV point. UPVC double glazed window, rear aspect. Archway through to the kitchen.

Kitchen 2.30m (7'7") x 1.91m (6'3")

Comprising inset stainless steel single drainer, single sink unit with mixer tap, tiled surround and rolltop worksurface with cupboards & drawers below. Recess for cooker. Recess for washing machine, plumbing in place. Recess for under counter fridge. Wall mounted cupboards. Wall mounted Worcester combi boiler. Vinyl flooring. UPVC double glazed window, rear aspect.

Bedroom 3.84m (12'7") x 2.64m (8'8")

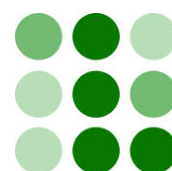
Radiator. Phone point. Built in overstairs cupboard. Two UPVC double glazed windows, both front aspects with outlook.

Bathroom 1.91m (6'3") x 1.72m (5'8")

White suite comprising bath with wall mounted Triton T100xr electric shower above, tiled surround. Pedestal wash basin. Low flush WC. Wall mounted Dimplex electric heater. Tiled floor. Frosted UPVC double glazed window, side aspect.

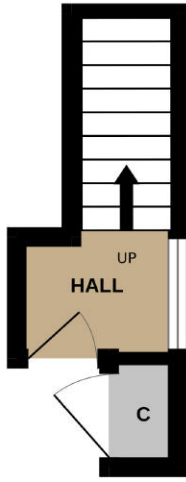
Outside

There is an enclosed rear garden, which is lawned with shrubs/trees in situ. The garden is bounded by walling & fencing. Outside store by the front door. One allocated car parking space to the rear also.

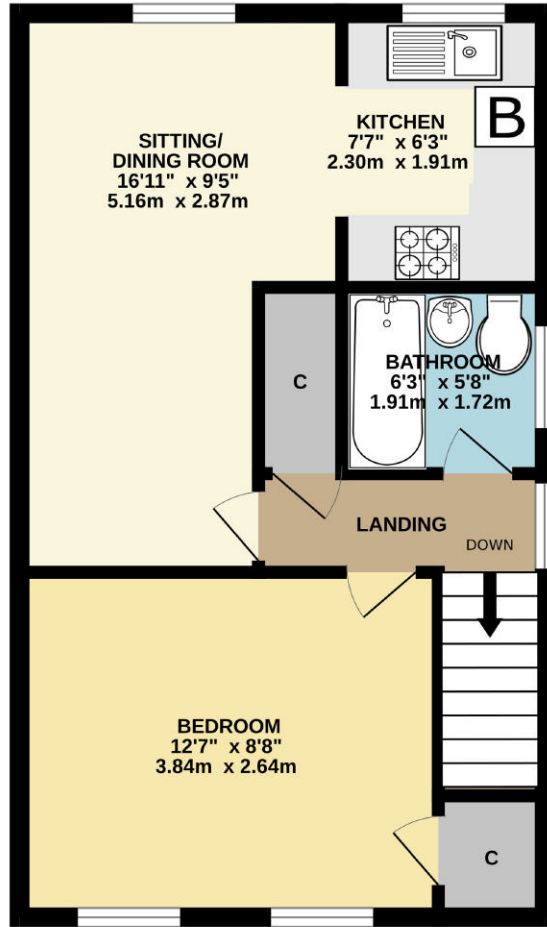


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GROUND FLOOR

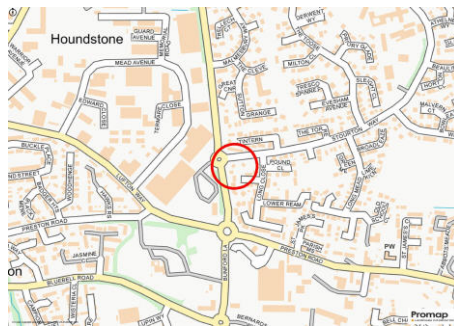


1ST FLOOR



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C		74	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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.
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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 - A
- Asking Price - Guide Price £97,500
- Tenure - Leasehold
- Lease length - 99 years from 24.6.1982
- Service Charge - Buildings Insurance - £342.98 24.6.2023
- Ground Rent - Currently £40 p/a, increasing by £20 every 25 years (increasing to £60 24.6.2032)

Part B

- Property Type - 1 Bed First 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 - On a Meter
- Sewerage - Mains
- Heating - Gas Central Heating - Combi boiler located in the kitchen, also heats the hot water.
- 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 - Allocated parking space.

Part C

- Building Safety - On enquiry of Vendor, we're not aware of any Building Safety issues. However we would recommend purchasers 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 external parts in every 3rd year of term, decorate internal parts in every 7th year of term. Pay & contribute to one half of repairing, maintaining & rebuilding roof, foundations and main structure. Pay & contribute a due proportion of repairing, maintaining, supporting, rebuilding and cleansing service installations, party structure, fences, footpaths & parking area.. No additional structures or alterations to existing structure without permission of landlord. Parking only in designated space or visitor spaces. Within 1 month of every sale, letting etc notify landlord's solicitors and pay fee of not less than £10.00. No cavity wall installation added without prior consent of landlord. No lopping, topping, removing or cutting down any trees or plants without local planning authority consent, and replace those that perish. Private residence for single family only. Cultivate & maintain in clean & tidy state the garden. No garden shed without prior landlord consent. *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 29/04/2024. 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.