



Legion Road, Yeovil, BA21 3AZ

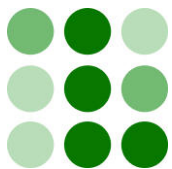
Guide Price £85,000
LEASEHOLD

A one bedroom ground floor flat set in a convenient location within easy reach of local amenities. The flat benefits from gas central heating, UPVC double glazing, enclosed paved garden area and off road parking for one vehicle.

 **LACEYS**
YEOVIL LTD



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



Garden Flat, 15 Legion Road, Yeovil, BA21 3AZ



- A One Bedroom Ground Floor Flat
- Convenient Location Close To Local Amenities
- Gas Central Heating and UPVC Double Glazing
- Enclosed Paved Garden
- Off Road Parking For One Vehicle
- No Onward Chain
- Good Opportunity For First Time Buyer(s) & Investor(s)

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 door to communal lobby. Door to:

Entrance Hall

Built in cupboard. Radiator. Throughway to lounge. Door to bathroom.

Lounge 4.64m (15'3") x 2.65m (8'8")

Radiator. Tv point. Frosted Upvc double glazed window with rear aspect. Frosted Upvc double glazed door to garden. Throughway to kitchen. Door to bedroom.

Kitchen

Comprising inset stainless steel, single drainer, single sink unit with mixer tap, rolled top worksurfaces with cupboards and drawers below. Built in oven and hob. Recess for washing machine with plumbing in place. Wall mounted Saunier Duval combi boiler. Radiator. Vinyl flooring. Upvc double glazed window with rear aspect.

Bedroom 2.63m (8'8") x 2.59m (8'6")

Radiator. Upvc double glazed window with front aspect.

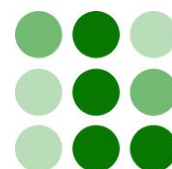
Bathroom

White suite comprising bath with mixer tap shower attachment and tiled surround. Pedestal washbasin. Low flush Wc. Radiator. Frosted Upvc double glazed window with side aspect.

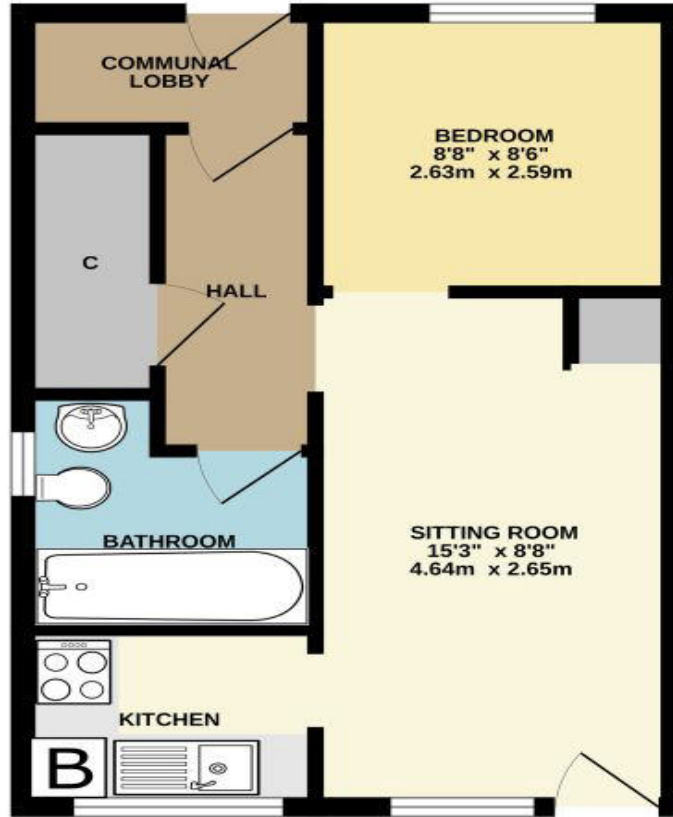
Outside

Enclosed paved patio area to the rear. Bounded by fencing. Timber gate provides access.

To the front there is off road parking for one vehicle.

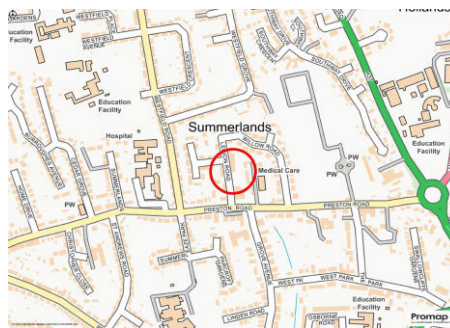


GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	7.4	7.6
(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 ©2004



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 - A
- Asking Price - Guide Price £85,000
- Tenure - Leasehold
- Lease length - 999 Years from and including 8 November 2006
- Service Charge - 50% (or any reasonable proportion as notified by the Landlord).
- Ground Rent - A Peppercorn (if demanded)

Part B

- Property Type - 1 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 (on a Water Meter)
- Sewerage - Mains
- Heating - Gas Central Heating, Combi boiler located in the kitchen which 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>. Current connection is Fibre Optic Broadband.
- Mobile Signal/Coverage - Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>.
- Parking - Off Road Parking Via Drive to the front of the Garden Flat.

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; To repair & keep in repair the interior of the flat. Clean premises, clean windows (inside) at least once a month. To pay fair proportion of costs of repair, maintenance, rebuilding all party walls, fences, gutters, sewers & drains, roadways, pavements, entrance ways, stairs, passages etc. Use - private residence in occupation of one family only. No sale by auction on premises, or use for any trade, business, manufacture or occupation. No selling, subletting etc of Part only of property. Within 28 days of selling, subletting etc to register with Landlord's solicitor and pay fee of not less than £30 + VAT. No pole, mount, wire or dish to be erected. Observe Restrictive covenants in Charges Register ST97450. *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 HIGH RISK from Surface Water (defined as the chance of flooding each year as greater than 3.3% each year).
- Coastal Erosion Risk - N/A
- Planning Permission - No records on the Local Authority's website directly affecting the subject property.
- Building Regs - 06/02461/MULBN Extension & Alterations Oct 2006
- 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 4/5/2024. 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.