



St Johns Road, Yeovil, BA21 5QQ

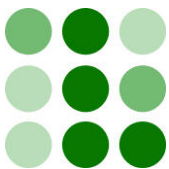
£120,000
Leasehold

This spacious first floor apartment is situated in a popular area close to local amenities and schools is available with no forward chain. Accessing the property via an intercom and an external staircase the internal accommodation includes an L-shaped entrance hallway, two double bedrooms, a sitting/dining room with small balcony, kitchen and bathroom. Outside there is use of communal gardens.

 **LACEYS**
YEOVIL LTD



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



176 St Johns Road, Yeovil, BA21 5QQ



- First Floor Flat
- Two Double Bedrooms
- Gas Central Heating
- Popular Location
- Kitchen and Bathroom
- Small Balcony
- No 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 L-shaped entrance hallway provides a pleasant welcome into the apartment with a double glazed window facing the rear. There is a ceiling light point and a wall mounted electric heater. Doors open to both bedrooms, the sitting room and bathroom. An opening leads to the kitchen and there is access to the loft.

Sitting/Dining Room 5.53m x 3.16m (18'2" x 10'4")

This twin aspect room has double glazed windows facing the front and rear. There is a feature fireplace with storage cupboard alongside. A door opens to the small balcony. There is a radiator and track spot lighting.

Kitchen 2.43m x 1.93m (8'0" x 6'4")

Fitted with a range of wall, base and drawer units with roll edge work surfaces above. The stainless steel sink with mixer tap is conveniently situated under the rear facing double glazed window. There is space for a cooker, washing machine and fridge/freezer. There is a ceiling light point, a window to the hallway and a tall built in cupboard which houses the Worcester combination boiler.

Bedroom One 4.94m x 3.37m (16'2" x 11'1")

A large double room with a radiator and a ceiling light point. A double glazed window overlooks the front of the property.

Bedroom Two 3.41m x 3.21m (11'2" x 10'6")

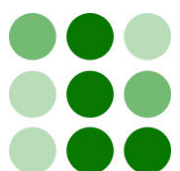
Currently used as a second sitting room this space could easily become a small double bedroom. There is a built in cupboard, a radiator, a ceiling light point and a double glazed window facing the rear.

Bathroom

Fitted with a panel enclosed bath with mixer tap/shower attachment and screen to side, a pedestal wash basin and a low level WC. There is an enclosed ceiling lamp, a heated towel rail, and an obscured front facing double glazed window.

Outside

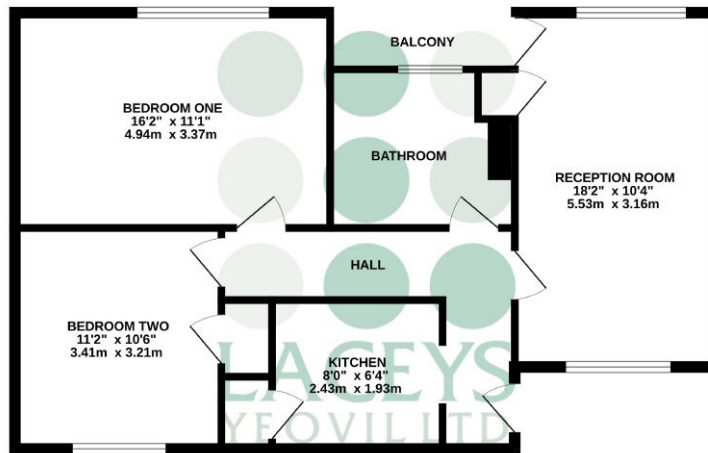
There is use of communal gardens.



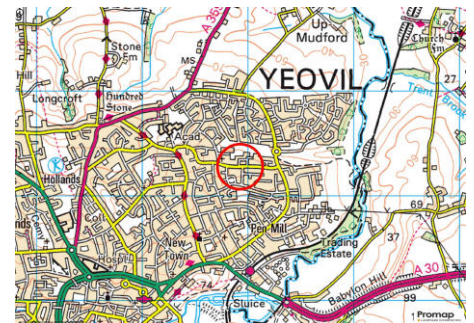
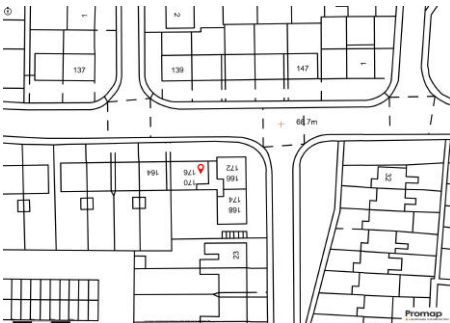


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		59
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

GROUND FLOOR
758 sq.ft. (70.4 sq.m.) approx.



TOTAL FLOOR AREA : 758 sq.ft. (70.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the information contained herein, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as a guide only 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



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 £120,000
- Tenure - Leasehold
- Lease length - 125 years from 28th February 1994
- Service Charge - £407.25 - 1st April 2024- 31st March 2025
- Ground Rent -£10.00

Part B

- Property Type - 2 Bed First Floor Flat
- Property Construction - Standard
- 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 - Gas Central Heating- Combination Boiler Kitchen. Electric Heater Hallway. Gas Fire Living Room.
- 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 - The annual amount of service charge payable by the tenant as aforesaid shall be calculated by dividing the aggregate of the said expenses and outgoings incurred by the council in the year to which the certificate relates by the number of flats comprised in the building. Once in every fifth year of the said term and in any event in the last quarter of the last year of the said term paint in a proper and workmanlike manner all the inside wood and metal work usually painted of the flat with two good coats of paint of suitable quality and so that such internal painting in the last year of the said term shall be of a colour to be approved by the council and also with every such internal painting the tenant will whiten colour wash emulsion varnish paper and otherwise decorate in a proper and workmanlike manner all such internal parts of the flat. Keep the floor of the flat substantially covered with carpets except in that in the kitchen and bathroom such other suitable material as will avoid the transmission of noise may be used instead of carpets. Not without the prior written consent of the council to use the flat not permit the same to be used for any purpose whatsoever other than as a private dwellinghouse in the occupation of one family only nor for any purpose from which a nuisance can arise to the owners lessees or occupiers of the other flats in the building or other properties in the neighbourhood nor for any illegal or immoral purpose. Not to throw dirt rubbish rags or any other refuse or permit the same to be thrown into the sinks baths lavatories cisterns or waste or soil pipes in the flat. No musical instrument television radio loudspeaker or mechanical or other noise making instrument or device of any kind to be played or used nor shall any singing be practiced in the flat so as to cause annoyance to the owners lessees or occupiers of any of the flats comprised in the building or so as to be audible outside the flat between the hours of 11pm and 7am. No name writing drawing signboard plate or placard of any kind shall be put on or in any window on the exterior of the flat or so as to be visible from the outside. No clothes or other articles shall be hung or exposed outside the flat except in that area outside the building provided for the purpose of drying or airing clothes. No furniture cycle perambulator toy box parcel bottle or other thing nor any refuse or rubbish shall be left by the tenant in the entrances passages landings and staircases or other common parts of the building. No person suffering from any notifiable infections or contagious illness shall be nursed or allowed to remain the the flat without the council's written consent. No flower pot or other like object shall be placed outside the flat nor on the exterior window ledges of the same without the written consent of the council. No mat shall be shaken out of the windows of the flat. No bird dog or other animal or reptile which may cause annoyance to any owner lessee or occupier of any other flat in the building shall be kept in the flat. No external television or radio aerial shall be erected by the tenant. There are other restrictions which we recommend you ask your conveyancer to look through.
- Rights and Easements - The seller is not aware of any significant rights or easements however we recommend your ask your conveyancer to review this.
- 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 a HIGH RISK from Surface Water Flooding (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.
- 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 12th July 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.