



Ryalls Court, Dampier Street, Yeovil,  
BA21 4ES

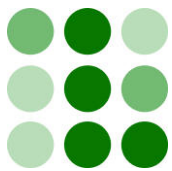
Offers Over £60,000  
**LEASEHOLD**

**A one bedroom ground floor flat set in a convenient location within easy reach of local amenities, providing a good opportunity for First Time Buyer(s) or an Investor(s) (Subject to Directors approval). The flat benefits from UPVC double glazing and off road parking. No Onward Chain. Each owner becomes a shareholder of the Freehold.**

 **LACEYS**  
**YEOVIL LTD**



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



13 Ryalls Court, Dampier Street, Yeovil, BA21 4ES



- A Well Presented One Bedroom Ground Floor Flat
- Convenient Location, Close To Local Amenities
- UPVC Double Glazing
- Off Road Parking
- Secure Intercom Entry
- Good Opportunity For First Time Buyer(s) & 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 with intercom, provides access to the communal lobby, Flat front door to.

### Entrance Hall

Wall mounted intercom handset. Doors to the lounge & bathroom.

### Lounge 3.70m (12'2") x 3.10m (10'2")

Wall mounted night storage heater. Wall mounted panel heater. TV point. UPVC double glazed window, rear aspect, with recessed windowsill. Throughway's to kitchen & bedroom.

### Kitchen 3.02m (9'11") x 1.61m (5'3")

Comprising inset stainless steel single drainer, single sink unit with mixer tap, tiled surround and rolltop work surface with cupboards & drawers below. Recess for cooker. Recess for washing machine, plumbing in place. Space for upright fridge/freezer. Vinyl flooring. Wall mounted cupboards. Coved ceiling.

### Bedroom 2.13m (7') x 1.72m (5'8")

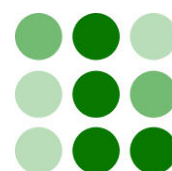
UPVC double glazed window, rear aspect.

### Bathroom

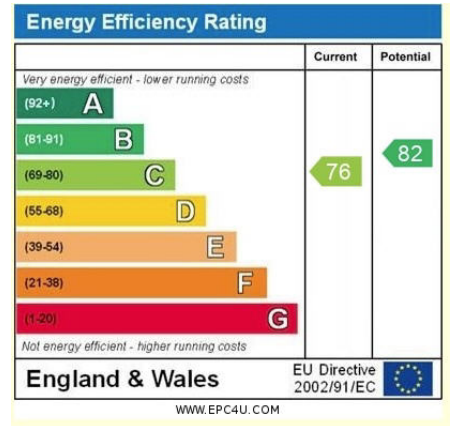
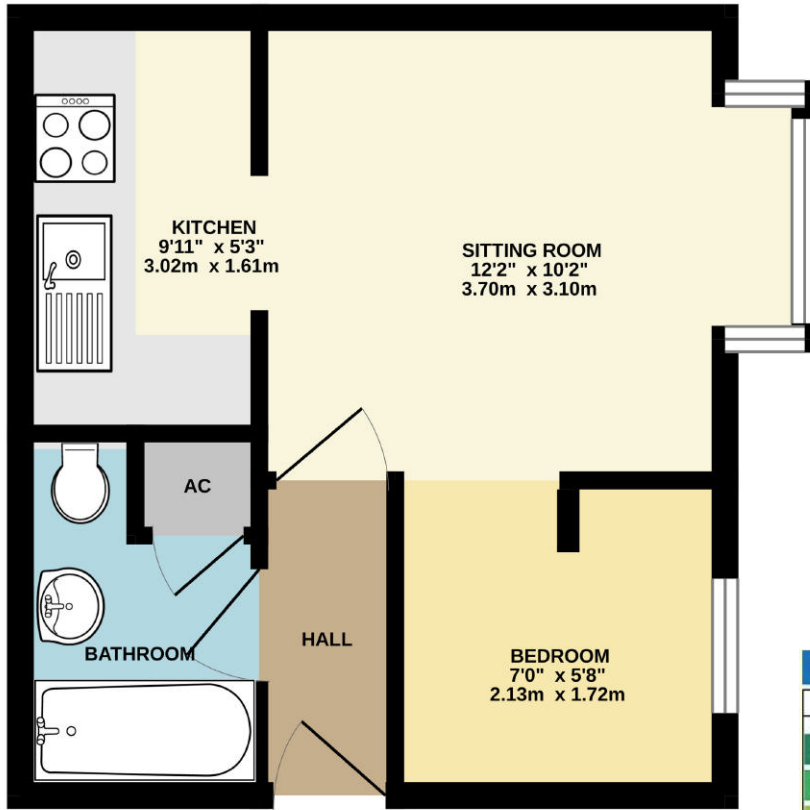
White suite comprising bath with wall mounted Mira Jump electric shower over, tiled surround. Pedestal wash basin. Low flush WC. Extractor fan. Built in airing cupboard which houses the hot water tank. Vinyl flooring.

### Outside

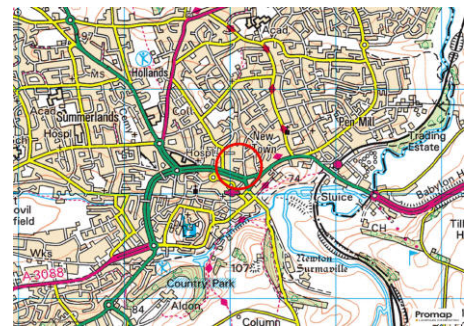
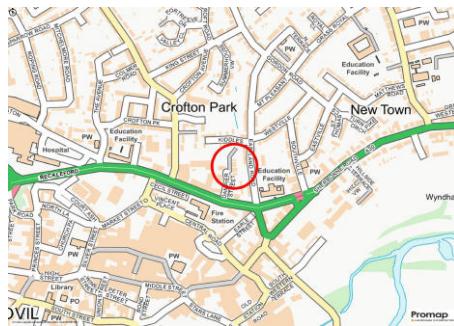
Communal parking area with permits required.



GROUND FLOOR



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 62024



**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 - Offers Over £60,000
- Tenure - Leasehold, but each landlord becomes a shareholder in the Freehold Management Company
- Lease Length - 999 years from 1.1.1986
- Ground Rent - £10 p/a
- Service Charge - £480.00 1.2.2024-31.1.2025 (costs of repair/maintenance of communal areas & main structure, and buildings insurance).

### 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 meter
- Sewerage - Mains
- Heating - Electric Heating, hot water tank located in the airing cupboard provides 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 - Right to park one private motor vehicle in designated communal car park only.

### Part C

- Building Safety - 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; Not to use the property for any trade or business. Not to underlet the flat or any part thereof, nor to take any boarders or lodgers. Within 21 days of the date of every assignment, underlease, grant of probate or letters of administration, mortgage charge etc, give notice in writing to the landlord and pay a registration fee if £20 + VAT. No loud, sounds, audible outside the flat shall between the hours of 11pm-8:30am. Not to keep any bird, cat, dog or other animal upon the flat. Not to bring on to the flat any inflammable or explosive liquid, gas or material. Not to park any caravan, trailer, boat or vehicle other than a private motor vehicle in the designated parking spaces. Not to carry out any repairs to any motor vehicle on the estate. Not to keep any derelict motor vehicle on any part of the estate. Not to store any articles in or upon the halls, staircases and landings of the building. \*More covenants in place refer to your solicitor. \*The land on which this flat is built is subject to various covenants, restrictions & rights reserved - We recommend you review with your solicitor.
- Rights and Easements - We're not aware of any significant/material rights apart from the usual reciprocal rights of way etc, 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 as between 0.1% and 1% 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) - 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 27.7.2024. 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.