



Hendford House, Hendford Grove, Yeovil,  
BA20 1UT

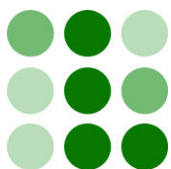
Offers Over £70,000  
Leasehold

**A ground floor studio flat set in this very convenient location within walking distance of the town centre and minutes walk from Tesco's. The flat benefits from UPVC double glazing and allocated parking. Also the added benefit of No Onward Chain**

 **LACEYS**  
**YEOVIL LTD**



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Flat 10 Hendford House, Hendford Grove, Yeovil,  
Somerset, BA20 1UT



- A Ground Floor Studio Flat
- Convenient Location
- Minutes From Town Centre
- Open Plan Studio
- Good-Sized Bathroom
- UPVC Double Glazing
- Allocated Parking Space
- No Onward Chain

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:

**Ground Floor Studio Flat Living Space 7.40m (24'3") x 3.45m (11'4")**

### Kitchen Area

Comprising inset stainless steel single drainer, double sink unit with mixer tap, roll top work surface with cupboards below. Electric hob. Freestanding washing machine and dishwasher which will remain. Space for upright fridge/freezer. Wall mounted night storage heater. Tiled floor. Three frosted windows, all front aspects.

### Lounge/Bedroom Area

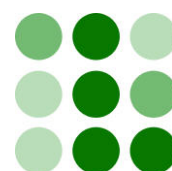
TV point. Phone point. Laminate flooring. Built in cupboards. Pull down double bed. Three UPVC double glazed windows, side aspects. Door to the bathroom.

### Bathroom 4.12m (13'6") x 3.45m (11'4")

White suite comprising bath with wall mounted essentials electric shower in situ, tiled surround. Vanity sink unit. Low flush WC. Heated towel rail. Wall mounted Dimplex electric heater. Extractor fan. Vinyl flooring. Frosted UPVC double glazed window, rear aspect.

### Outside

Allocated parking space for one car. Visitors parking spaces. Path to the front door, entrance canopy above.



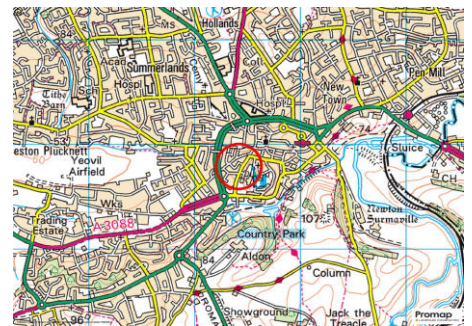
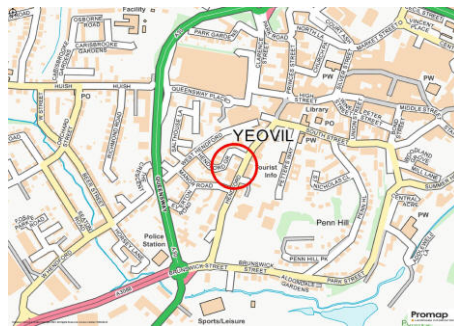
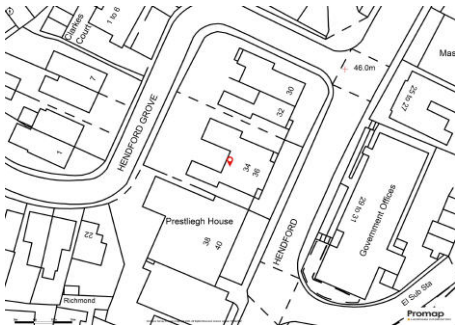
GROUND FLOOR  
321 sq.ft. (29.8 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		73
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	44	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

TOTAL FLOOR AREA: 321 sq.ft. (29.8 sq.m.) approx.

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 Metreplus C3224



**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 £70,000
- Tenure - Leasehold
- Lease length - 125 Years from June 2005
- Service Charge - Current service charge we understand is £900 per annum (we have seen invoice for period 01 Jan 2023 to 31st Dec 2023)
- Ground Rent - Within the lease it states that the Ground Rent is £10.00

### Part B

- Property Type - Self Contained Ground Floor Studio 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
- Sewerage - Mains
- Heating - Electric Heating
- 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 - 1 Allocated Parking Space

### 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.
- Rights and Easements - The lessee will become a member of the management company. The lessee must redecorate the interior of the flat in a good and workmanlike manner, with appropriate materials of good quality, as often as is in reasonably necessary and in any even in the last year of the term however it may have determined. The lessee must not assign, charge or part with possession of the flat and the car parking space as a whole during the last 7 years of the term. The lessee must not sublet the flat as a whole to any person or persons who are referred from a local authority or the DSS or whose rent is paid directly or indirectly by such a body- we believe that case law would suggest this clause is not enforceable however we recommend you speak with your conveyancer about this. The lessee must not assign, sublet, part with possession of, or charge the flat separately from the car parking space or vice versa. Within 28 days of any assignment, charge, sublease or any transmission or other devolution relating to the flat and the car parking space, the lessee must produce a certified copy of the relevant document for registration with the landlords solicitor, and must pay the charges of the landlords solicitors and of the management company for the registration of at least £35.00 together with VAT each. The lessee must not use the flat for any purpose other than of residential purposes as a single private residence in the occupation of one family or household only and the car parking space as ancillary to the occupation of the flat. All windows and frames to be cleaned inside at least once a month. No singing, playing/use of any musical instrument, audio or other equipment that produces sound that may be heard outside the flat. Must cover floors of the flat (except in the kitchen and the bathroom) with carpets throughout or such other appropriate floor coverings as may be required to deaden sound in the flat. Not to attach any aerial or pole or mast to the flat or erect any aerial or pole or mast on the car parking space. No placards, sign, notice, fascia, board or advertisement. The parking space is to be used for car parking only of a single roadworthy private car used by the lessee or an occupier of the flat or by a visitor of the flat and must not carry out any servicing repairs or painting of any car on the car parking space. Must not keep or store any caravan or moveable dwelling or commercial vehicle or boat on the car parking space. Not to use the flat and the car parking space for a sale by auction or for any trade, business, manufacture or occupation, or any illegal act or purpose. Not to keep any animal, bird or reptile on the flat and the car parking space except fish in tanks.
- 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
- 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
- The property is located in a conservation area.

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 1/9/24. 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.