



Wyndham Court, Yeovil, Somerset

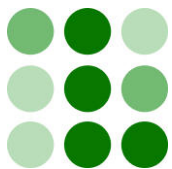
Guide Price £100,000
Leasehold

This upper ground floor lift served retirement apartment (over 60's) is situated in a popular development within Yeovil and is offered for sale with no forward chain. Located approximately half way back within the building and accessed internally via either the lift or stairs the property benefits from the use of a patio which opens onto the gently sloping pathway at the side of the building. Entering the property from the communal hallway the accommodation includes an entrance hallway with airing cupboard, sitting room, fitted kitchen, double bedroom with fitted wardrobe and shower room. The property is now in need of some improvement.

 **LACEYS**
YEOVIL LTD



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21 Wyndham Court, Newton Road, Yeovil, BA21 4HB



- Upper Ground Floor Retirement Property
- Popular Location Within The Town
- In Need Of Some Improvement
- Level Access To Patio
- Night Storage Heating
- Double Glazed
- No Forward 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 Hallway

The entrance hallway has doors leading to the living room, bedroom and shower room. Further doors open to the deep airing cupboard and further storage cupboard. There is an enclosed ceiling lamp and a pull cord with speaker.

Sitting Room 7.02m x 3.25m (23'0" x 10'8")

A double glazed door with side light window opens to the patio. There are two ceiling light points and a night storage heater. Glazed double doors open to the kitchen.

Kitchen 2.80m x 2.33m (9'2" x 7'8")

Offering a good selection of wall and base units with drawers and work surfaces above. Built in appliances include a waist height oven, an inset electric hob with extractor hood above, fridge and freezer. The inset stainless steel sink with mixer tap is conveniently situated under the side facing double glazed window. There is spotlighting and a wall mounted electric fan heater.

Bedroom 4.86m x 2.84m (15'11" x 9'4")

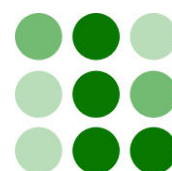
A good size double room offering mirror fronted wardrobes and a double glazed side facing window. There is an emergency pull cord, a night storage heater and a ceiling light point.

Shower Room

Fully tiled and fitted with a low threshold walk in shower with thermostatically controlled shower with screen and curtain to the side, a wash basin with vanity unit beneath and a low level WC.. There is a heated towel rail, a shaver light/point, an enclosed ceiling lamp., extractor fan and a wall mounted electric heater.

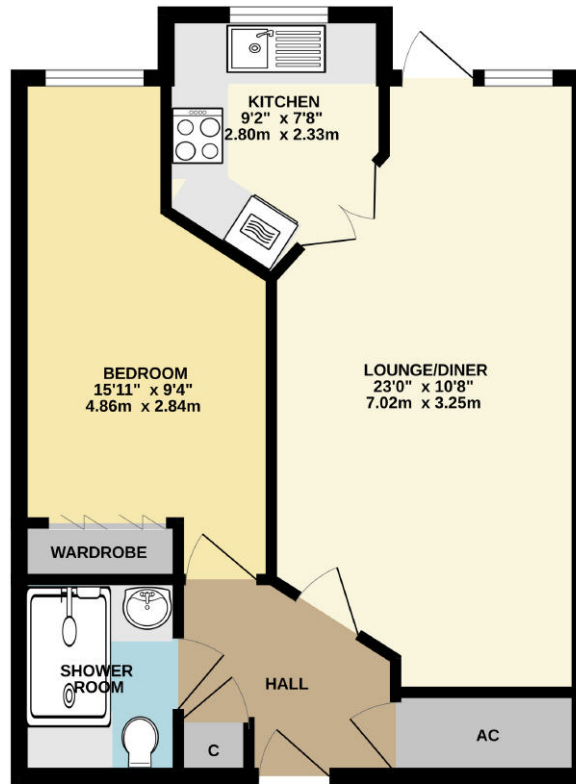
Outside

Accessed via the sitting room there is a small patio area perfect for al-fresco dining which leads to the communal gardens.

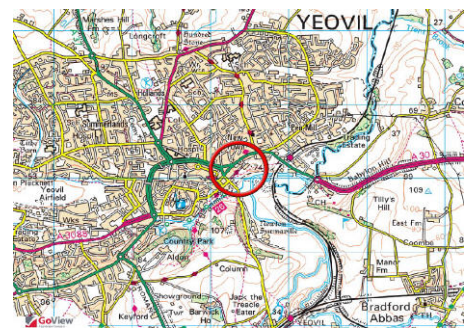
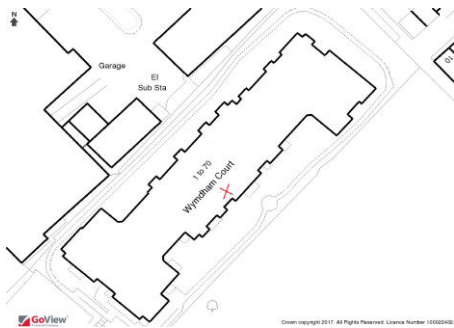


GROUND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	81	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



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 - C
- Asking Price - Guide Price £100,000
- Tenure - Leasehold
- Lease length - 125 Years from 1st June 2005
- Service Charge - £1876.48- we have seen bill for period September 2024-February 2025 (6 months) for £938.24
- Ground Rent - £395.00 per annum- up to 31.5.2028, then on 1.6.2028, and every 21 years thereafter, reviewed upward-only in line with Retail Price Index. This is our understanding based on the lease however we have not seen sight of Ground Rent demand. We would recommend confirming all the above with your conveyancer.
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Part B

- Property Type - Upper 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- we understand that this is included in the service charge.
- Sewerage - Mains
- Heating - Electric- Night storage.
- 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 - Communal car park, one car space is subject to availability and approval.

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 - When selling/letting:- required 28 days written notice to landlord, pay transfer fee 1% + VAT of the gross sale price/market value (whichever is greater), pay contingency fee of 1% + VAT of the gross sale price/market value (whichever is greater); at the landlords discretion these fees may be waived if let for period of 6 months or less (but could be subsequently applied on extension), on basis that fee equivalent to one months' rent is paid. No profession, trade or business to be carried out from the property. Occupied/owned by 60+ year olds only, joint occupier can be 55+ year old. No externally audible noise between 11pm-7am. No pets without permission of the landlord. Keep carpeted. Only one taxed/insured/roadworthy car to be parked IF SPACE available, no motorhomes or caravans. *Other restrictions exist* we'd recommend you review with your solicitor.
- Rights and Easements -We're not aware of any significant/material rights, but we'd recommend you review the Title/deeds and lease 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.
- 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) - B

Other Disclosures

he sellers have not personally inspected the property and therefore are unable to verify these details as correct. If any element is of particular importance to you, please double check when you attend your own viewing.

This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor, on the 23/08/2024. 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.