



Hillingdon Court, Abbey Manor Park, Yeovil,  
BA21 3TA

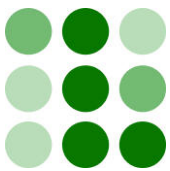
Guide Price £100,000  
LEASEHOLD

**A well presented one bedroom ground floor flat set on the popular Abbey Manor Park development. The flat benefits from UPVC double glazing and allocated parking. Good opportunity for First Time Buyer(s) or Investor(s). No Onward Chain. New 999 year lease to be produced on/or prior to completion.**

 **LACEYS**  
**YEOVIL LTD**



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2 Hillingdon Court, Abbey Manor Park, Yeovil,  
BA21 3TA



- A One Bedroom Ground Floor Flat
- Popular & Sought After Abbey Manor Park Development
- Close To Local Amenities
- UPVC Double Glazing
- Communal Gardens and Allocated Parking Space
- Good Opportunity For First Time Buyer(s) & Investor(s)
- 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:

Communal front door to communal entrance lobby.

Flat front door to:

### Entrance Hall

Built in airing cupboard which houses the hot water tank. Dado rail. Coved ceiling. Doors to lounge, bedroom & bathroom.

### Lounge/Kitchen 5.94m (19'6") x 2.95m (9'8")

**Lounge Area** - Wall mounted night storage heater. TV point. Phone point. Coved ceiling. UPVC double glazed window, front aspect. Throughway to the kitchen.

**Kitchen** - Comprising inset stainless steel single drainer, single sink unit with mixer tap, tiled surround and roll top worksurface with cupboards & drawers below. Recess for cooker. Recess for washing machine, plumbing in place. Space for fridge/freezer. Built in storage cupboard. Vinyl flooring. Coved ceiling. UPVC double glazed window, side aspect.

### Bedroom 3.17m (10'5") x 2.87m (9'5")

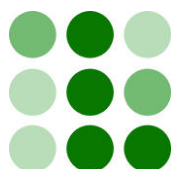
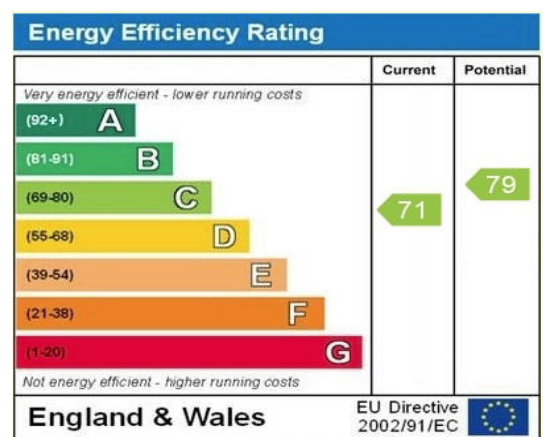
Coved ceiling. UPVC double glazed window, front aspect.

### Bathroom 2.36m (7'9") x 1.88m (6'2")

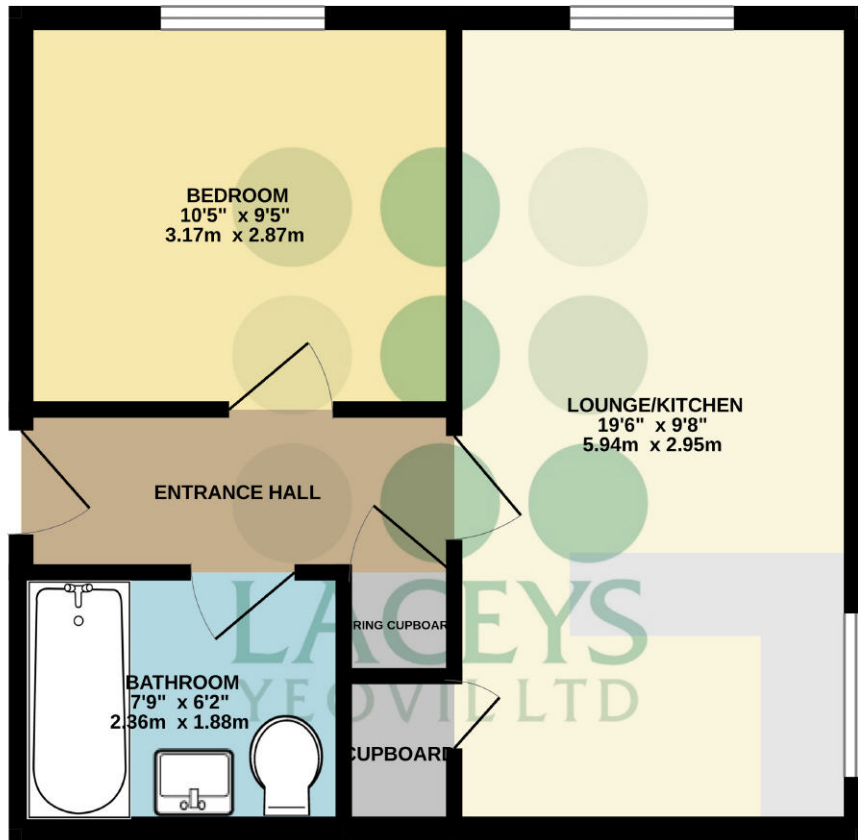
Suite comprising bath with wall mounted Mira Up electric shower in situ, tiled surround. Pedestal wash basin. Low flush WC. Extractor fan. Wall mounted electric heater. Vinyl flooring. Coved ceiling.

### Outside

Communal garden. Allocated parking space.



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.  
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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 - A
- Asking Price - Guide Price £100,000
- Tenure - Leasehold
- Lease length - 99 years from 24th June 1983 (A new 999 year lease will be drawn up on or prior to completion at the vendors expense)
- Service Charge - £720 p/a 2024/2025 - 1/8th communal maintenance costs incurred By landlord (includes buildings insurance).
- Ground Rent - Currently £40 per annum, reviewed to £60 pa 24/6/2033 & £80 pa 24/6/2053.

### 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
- Sewerage - Mains
- Heating - Night storage heaters, hot water cylinder 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>.
- Mobile Signal/Coverage – Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>.
- Parking - Allocated parking space.

### Part C

- Building Safety - Building Safety - On enquiry of Vendor, we're not aware of any Building Safety issues. However we would recommend purchasers engage the services of a Chartered Surveyor to confirm.
- Restrictions - We'd recommend you review the Title/deeds of the property with your solicitor. Restricted Covenants include; No partial assignment/subletting. Whole assignment/subletting requires prior consent (not to be unreasonably refused or delayed). Private residence in occupation of one family only. No nuisance noise to other flats. No sounds to be audible outside the flat between 11pm & 9am. No external aerials to be erected in addition to communal aerial. No goods vehicles, 7 hundredweight, boat, trailer or caravan on site at all. No articles weighing more than 12 hundredweight or any article which is or may become dangerous in the building. Parking space for private motor car or motor cycle or goods vehicle not exceeding 7 hundredweights. Visitors space only for temporary parking authorised by landlords. No structural alterations or additions or remove any fixtures without prior consent in writing by landlord. No pigs, poultry or rabbits on site. No cavity wall insulation without consent. Within one month of any assignment/mortgage/underlet give notice to landlords solicitor ad pay a fee of not less than £10 + VAT. Decorate internally once every 7 years. Clean outside windows at least once a month. \*More covenants in place refer to your solicitor.
- Rights and Easements - We're not aware of any significant material rights, except the usual 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 and Surface Water flooding (defined as the chance of flooding each year as less than 0.1%)
- 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 04.09.2024. 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.