

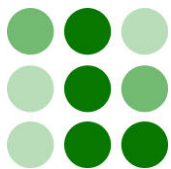


Beaumont House, Sherborne Road, Yeovil,
BA21 4HU

Guide Price £100,000
LEASEHOLD

A well proportioned two bedroom first floor flat requiring updating throughout, set in this popular location. The flat benefits from gas central heating, secure intercom entry, outlook to the rear aspect & a garage in a block. No Onward Chain.

 **LACEYS**
YEOVIL LTD



16 Beaumont House, Sherborne Road, Yeovil,
BA21 4HU



- A Well Proportioned Two Bedroom First Floor Flat
- Popular & Convenient Residential Location
- Updating Required
- Gas Central Heating
- Garage In A Block
- Secure Intercom Entry
- 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 with intercom, provides access to the communal lobby, stairs up to the first floor. Flat front door to.

Entrance Hall

Radiator. Built in airing cupboard. Built in airing cupboard houses the hot water tank. Phone point. Doors to lounge, kitchen, both bedrooms & the bathroom.

Lounge 4.24m (13'11") x 3.89m (12'9")

Two radiators. TV point. Phone point. Coved ceiling. Window, front aspect with outlook.

Kitchen 3.44m (11'3") x 3.18m (10'5")

Comprising inset stainless steel single drainer, 1 ½ bowl sink unit with mixer tap, tiled surround and rolltop worksurface with cupboards & drawers below. Recess for cooker. Recess for washing machine, plumbing in place. Space for upright fridge/freezer. Wall mounted cupboards. Wall mounted Olympic boiler. Radiator. Vinyl flooring. Window, rear aspect.

Bedroom One 4.45m (14'7") x 3.81m (12'6")

Radiator. Window, rear aspect.

Bedroom Two 4.23m (13'11") x 2.79m (9'2")

Radiator. Built in storage cupboard. Window, front aspect with outlook.

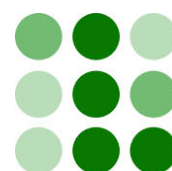
Bathroom 2.29m (7'6") x 1.94m (6'4")

Suite Comprising bath with Redring electric shower over, tiled surround. Pedestal wash basin. Low flush WC. Radiator. Vinyl flooring. Frosted window, side aspect.

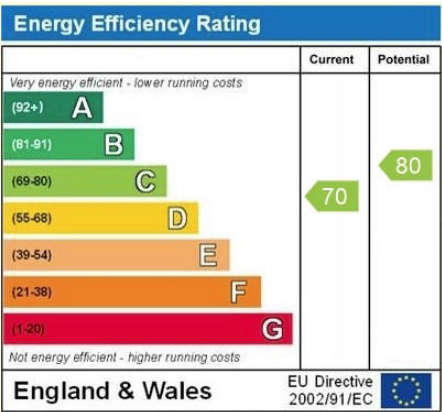
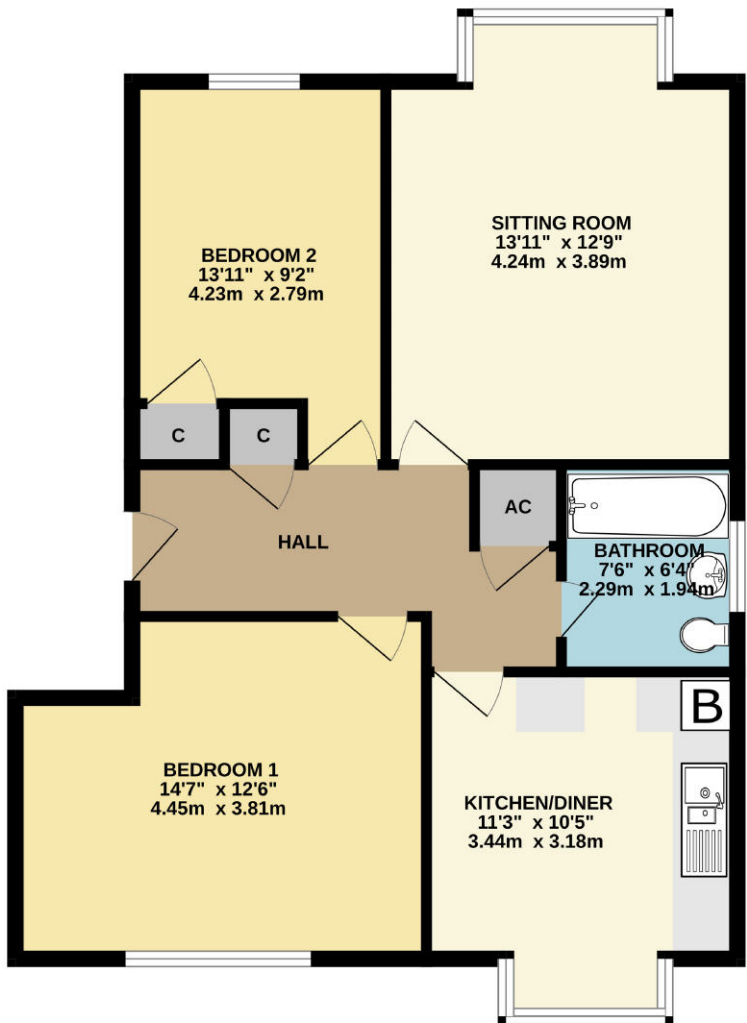
Outside

Garage in a block short walk from the flat.

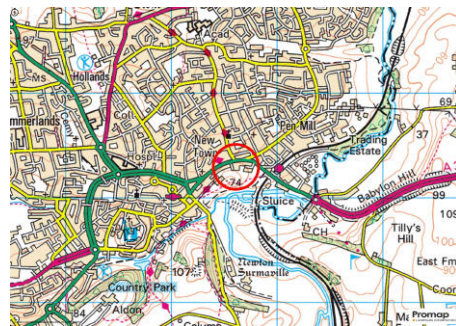
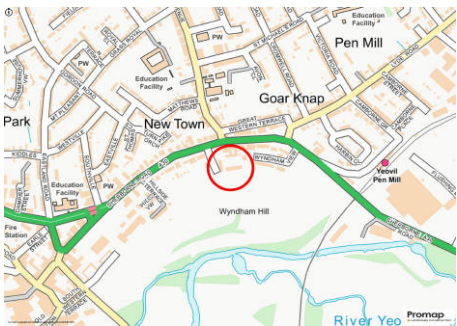
We understand that following a fire risk assessment (available on request) the management company responsible for the building are currently in the process of implementing the recommendations. We understand that certain items remain outstanding, quotes are being sourced however at present the management company do not anticipate that any additional funds will be needed for this works and that the 2025/2026 service charge should allow for this. If a mortgage is needed we would recommend checking with your broker/lender that they would be content to lend with items outstanding, albeit in the process of being dealt with. Information supplied by Beaumont House Management Ltd



FIRST FLOOR
762 sq.ft. (70.8 sq.m.) approx.



TOTAL FLOOR AREA : 762 sq.ft. (70.8 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.
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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

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* - B
- *Asking Price* - Guide Price £100,000
- *Tenure* - Leasehold
- *Lease Length* - 189 years (Less 10 days) from 25.3.1981
- *Ground Rent* - Peppercorn
- *Service Charge* - The vendors solicitor confirms that for 2024/2025 , £1877.80 p/a is payable (paid quarterly), we have not had sight of ground rent/service charge invoices.

Part B

- *Property Type* - 2 Bed First 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* - Gas Central Heating boiler located in the kitchen, hot water tank in the airing cupboard in the Entrance Hall that 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* - Garage in a block.

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; Decorate in every 7th year of term. No alterations without prior consent in writing. No trade or business. Use as private residence only. Give notice in writing to Landlord within 21 days of any assignment, underlease, probate grant etc, and pay a fee of £25 +VAT (as revised by deed). *More covenants in place refer to 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 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

Whilst we understand that our clients are taking measures to rectify an issue to do with the front door to the flat which was raised during a fire risk assessment. Due to outstanding previous recommendations made in a fire risk assessment relating to the building as a whole, it is likely that the property which requires renovation, will be suitable for cash buyers only. The previous fire risk assessment is available for inspection in our office.

There are obligation to observe. Restrictions in Head Lease (not obtained) and conveyance of Freehold Land 21.12.1945 contains restrictive covenants (not checked), We would recommend checking with your solicitor.

This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor, on the 16.7.2024. 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.