

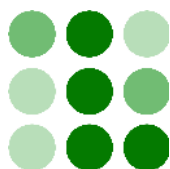


Wyndham Court, Yeovil, BA21 4HB

Guide Price £77,000
LEASEHOLD

A well presented one bedroom third floor retirement flat for the over 60's set in a convenient location close to local amenities. The flat benefits from UPVC double glazing, shower room, communal facilities including lift & secure intercom entry. No Onward Chain.

 **LACEYS**
YEOVIL LTD



57 Wyndham Court, Yeovil, BA21 4HB



- A Well Presented One Bedroom Third Floor Retirement Flat For The Over 60's
- Lift Access Available
- UPVC Double Glazing
- Shower Room
- Secure Intercom Entry
- Communal Facilities
- Communal Parking
- No Onward 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:

Secure Intercom entry via the communal door, entrance lobby and short walk to the first lift takes you to the second floor, walk along the corridor to the second lift that takes you up to the third floor, short walk to.

Flat front door to:

Entrance Hall

Built in storage cupboard. Built in meter/store cupboard. Emergency pull cord. Doors to lounge, bedroom and shower room.

Lounge 5.79m (19') x 3.36m (11')

W all mounted Dimplex Quantum night storage heater. TV point. Phone point. Coved ceiling. UPVC double glazed window, front aspect. Double opening glazed doors to kitchen.

Kitchen 2.88m (9'5") x 2.35m (7'9")

Comprising inset stainless steel single drainer, single sink unit with mixer taps, tiled surround & rolltop worksurface with cupboards & drawers below. Built in oven & hob with extractor hood above. Integrated under counter fridge & separate freezer. W all mounted cupboards. Coved ceiling. W all mounted Dimplex electric heater. Emergency pull cord. UPVC double glazed window, front aspect.

Bedroom 4.80m (15'9") x 2.75m (9')

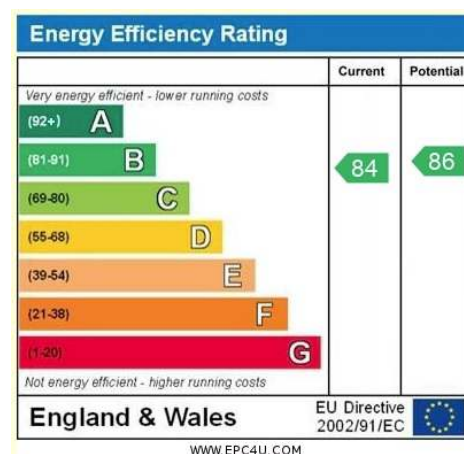
Built in wardrobes with mirror fronted concertina doors. W all mounted night storage heater. TV point. Phone point. Coved ceiling. Emergency pull cord. UPVC double glazed window, front aspect.

Shower Room

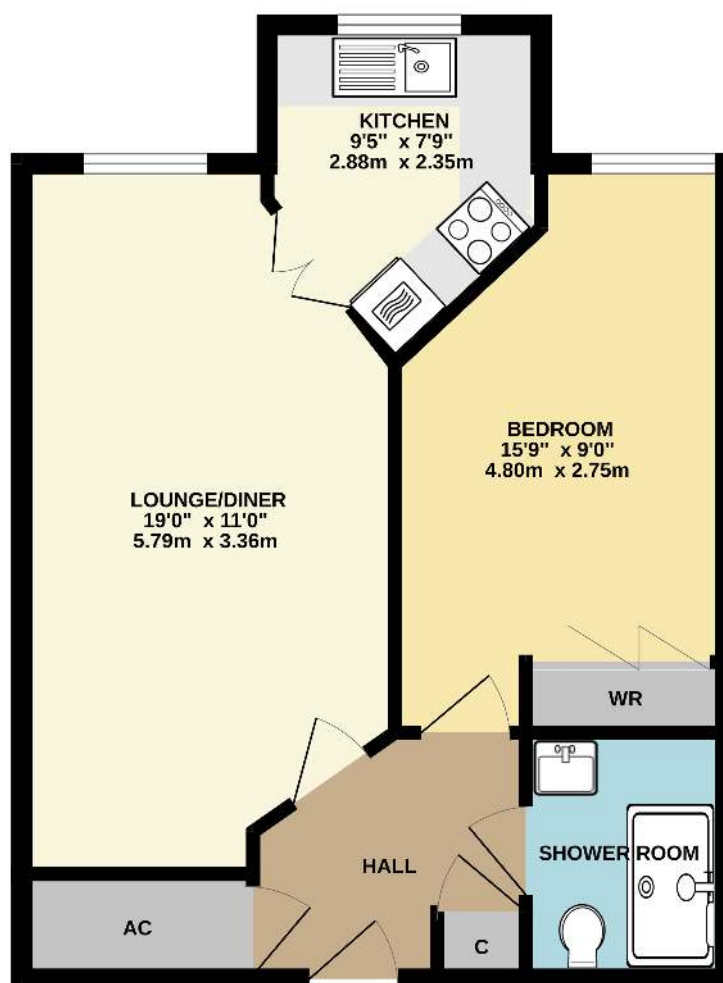
White suite comprising double width shower cubicle with wall mounted shower, tiled surround. Vanity sink unit. Low flush W.C. Heated towel rail. Extractor fan. W all mounted Dimplex electric heater. Coved ceiling.

Outside

Communal Garden Areas. Communal parking area on a first come first served basis.



THIRD 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* - C
- *Asking Price* - Guide Price £77,000
- *Tenure* - Leasehold
- *Lease length* - 125 years from 1 June 2005
- *Service Charge* - £938.24 1.09.24 - 28.02.25 (Payable every six months)
- *Ground Rent* - £395.00 (£197.50 1.9.24 - 28.2.25, paid every 6 months) up to 31.5.2028, then on 1.6.2028, and every 21 years thereafter, reviewed upward-only in line with Retail Price Index.

Part B

- *Property Type* - 1 Bedroom Third Floor Retirement 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, advised by the vendor included within the service charge.
- *Sewerage* - Mains, advised by the vendor included within the service charge.
- *Heating* - Night storage heaters (Hot water tank & immersion is situated in a cupboard in the entrance hall), Wall mounted Dimplex electric heaters in the kitchen & bathroom.
- *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 (defined as the chance of flooding each year 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) - B.

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 23.10.2024. However, such information could change after compilation of the data, so Laceys cannot be held liable for any changes post compilation or any accidental errors or omissions. Furthermore, Laceys 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.