

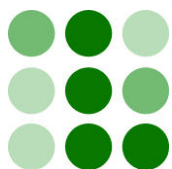


The Arena, Hendford, Yeovil, BA20 1TH

Guide Price £80,000
LEASEHOLD

A very well presented one bedroom first floor retirement flat for the over 55's set in a central town location, providing convenient access to local amenities. The flat benefits from a double bedroom, nice sized lounge, kitchen & a modern good-sized shower room. Secure intercom entry, lift available too.

 **LACEYS**
YEOVIL LTD



9 The Arena, Hendford, Yeovil, BA20 1TH



- A Very Well Presented Retirement Flat For The Over 55's
- Central Location, Easy Access To Local Amenities
- Secure Intercom Entry
- Lift Available
- Double Glazing
- Good-Sized Modern Shower Room
- Double Bedroom
- Viewing Advised

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:

Communal front door and intercom to communal lobby. Stairs and lift to first floor.

Flat front door to:

Entrance Hall

Built in airing cupboard. Built in storage cupboard. Coved ceiling. Telephone point. Wall mounted intercom handset. Wall mounted Dimple Quantum electric heater. Doors to Lounge, bedroom and bathroom.

Lounge 4.80m (15'9") x 4.48m (14'8")

Wall mounted Dimplex Quantum night storage heater. TV point. Telephone point. Coved ceiling. Trail of spotlights. Double glazed sash window with front aspect. Archway to the kitchen.

Kitchen 3.23m (10'7") x 1.82m (6')

Comprising inset stainless steel, single drainer sink unit with mixer tap, tiled surround and rolled top worksurfaces with cupboards and drawers below. Built in oven, grill and hob with extractor over. Recess for washing machine with plumbing in place. Recess for under counter fridge. Wall mounted cupboards. Tiled floor. Coved ceiling. Trail of spotlights. Double glazed window with rear aspect.

Bedroom 4.10m (13'5") x 3.25m (10'8")

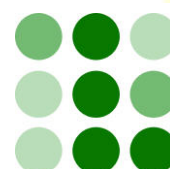
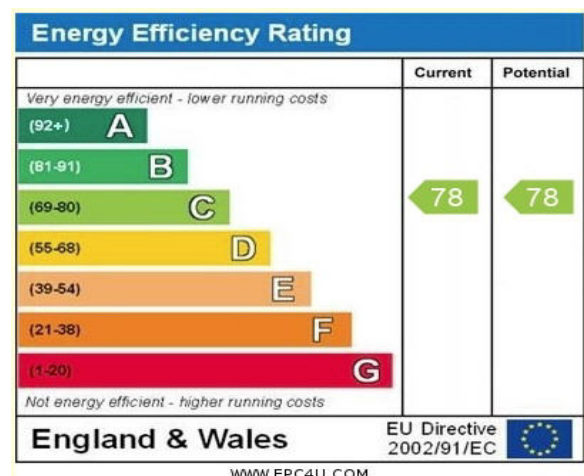
Built in double wardrobe. Coved ceiling. Telephone point. Double glazed sash window with front aspect.

Shower Room 2.76m (9'1") x 1.82m (6')

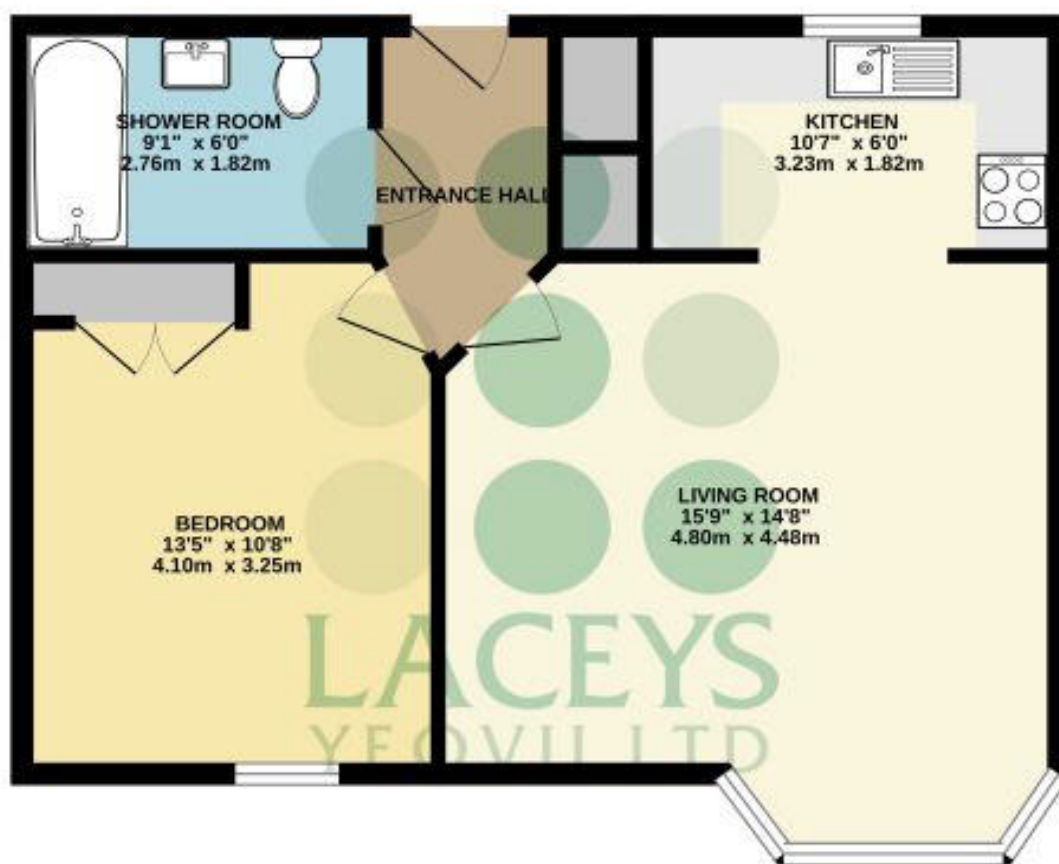
Modern suite comprising double width shower cubicle with wall mounted shower, tiled surround. Vanity unit. Low flush Wc. Heated towel rail. Wall mounted electric heater. Coved ceiling. Non slip flooring. Extractor fan. Window with rear aspect.

Outside

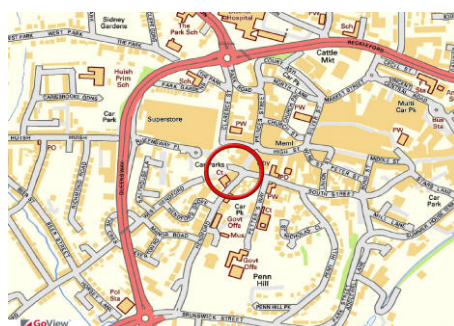
Communal courtyard garden with seating areas in place.



GROUND FLOOR
506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA: 506 sq.ft. (47.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors 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 HESAPRO 1/2024



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* - B
- *Asking Price* - Guide Price £80,000
- *Tenure* - Leasehold
- *Lease length* - 125 years from 1.1.2005
- *Service Charge* - £2949.00 p/a 31.12.2024 - 31.12.2025
- *Ground Rent* - £250.00 p/a (£125.00 paid every 6 months, most recent 1.10.2024 - 31.3.2025), increasing to £500 p/a 1.1.2029 - 31.12.2053, increasing to £1000 p/a 1.1.2054 - 31.12.2078, increasing to £2000 p/a 1.1.2079 - 31.12.2103, increasing to £4000 p/a 1.1.2104 - 31.12.2128.

Part B

- *Property Type* - 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 (on a meter)
- *Sewerage* - Main
- *Heating* - Electric Night Storage Heaters.
- *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* - No Parking.

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* - We'd recommend you review the Title/deeds of the property with your solicitor. Restricted Covenants include; Qualified person - A person aged 55 years or above. Max 3 occupiers. No playing/using musical instruments, TV, radio/loudspeaker or other noise making instrument, or practice singing, as to annoy other flat occupiers, or to be audible outside of flat between 11pm & 7am. No bird, dog or other animal in flat without prior consent of Landlord & manager (subject to separate agreement with conditions). No external radio, TV aerial or satellite dish to be erected. No battery powered vehicles in buildings, except in any designated areas. No paraffin or Calor gas heaters. Keep carpets to floors, if required by manager. No partial assignment or underletting. Only assign/let whole, for the purposes of occupation by a qualified person, subject to:- medical certificate confirming ability to comply with lease terms, transfer fee not exceeding 1% +VAT of gross proceeds of sale or if higher the market value, sinking fund fee of 1% +VAT of gross proceeds of sale or if higher the market value, plus "reasonable" registration fee. *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 (defined as the chance of flooding each year as less than 0.1%) and MEDIUM RISK from Surface Water (defined as the chance of flooding as between 1% and 3.3% each year).
- *Coastal Erosion Risk* - N/A
- *Planning Permission* - 22/00650/FUL - The erection of a detached apartment block consisting 3 one bed roomed and 3 two bed roomed units - 11 Hendford Yeovil Somerset BA20 1TQ.
- *Accessibility/ Adaptations* - Lift Access to First Floor.
- *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 13.11.24. 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.