



Flat 4, Vanguard Court, Ritchie Road,
Houndstone, Yeovil, Somerset, BA22 8SH.

Guide Price £100,000

Leasehold

A one bedroom ground floor flat set in this popular residential location, close to local amenities. The flat benefits from double glazing, communal garden areas and allocated off road parking. Also the added benefit of No Onward Chain. Good opportunity for First Time Buyer(s) or Investor(s).

 **LACEYS
YEOVIL LTD**



Flat 4, Vanguard Court, Ritchie Road, Houndstone, Yeovil,
Somerset, BA22 8SH



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Yeovil, Somerset, BA22 8SH



- A One Bedroom Ground Floor Flat
- Popular Residential Location
- Close To Local Amenities
- Double Glazing
- Communal Garden Areas
- Allocated Off Road Parking
- No Onward Chain
- Vendor To Cover The Cost Of A New 999 Year Lease Extension Prior To Completion

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 425 115**.

Accommodation Comprises

Communal front door to the communal entrance hall. Flat front door to Entrance Hall.

Entrance Hall

Built in airing cupboard which also houses the hot water tank. Doors to lounge, bedroom & bathroom.

Lounge 4.29 m x 3.02 m (14'1" x 9'11")

Wall mounted night storage heater. TV point. Phone point. UPVC double glazed window, rear aspect. Throughway to the kitchen.

Kitchen 3.02 m x 1.75 m (9'11" x 5'9")

Comprising inset stainless steel single drainer, single sink unit with tiled surround, rolltop worksurface with cupboards & drawers below. Recess for cooker. Recess for washing machine, plumbing in place. Built in storage cupboard. Vinyl flooring. Extractor fan. UPVC double glazed window, side aspect.

Bedroom 3.28 m x 2.92 m (10'9" x 9'7")

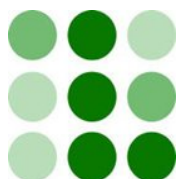
Wall mounted panel heater. Phone point. UPVC double glazed window, rear aspect.

Bathroom 2.01 m x 1.70 m (6'7" x 5'7")

White suite comprising bath with a wall mounted Redring electric shower in situ, tiled surround. Pedestal wash basin. Low flush WC. Heated towel rail. Extractor fan. Vinyl flooring.

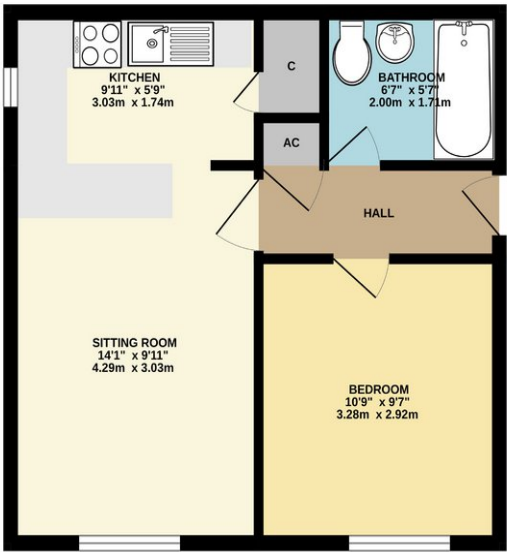
Outside

Communal garden areas to both front & rear aspects of the block. Allocated parking space to the rear.

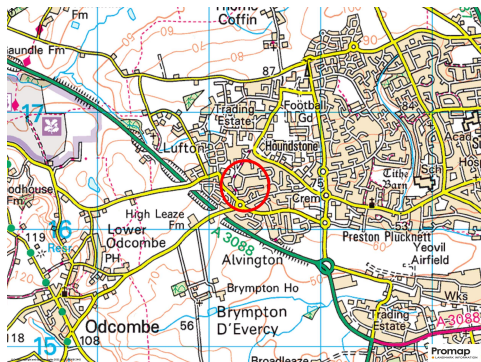
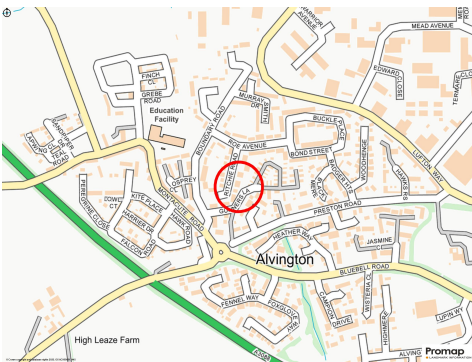
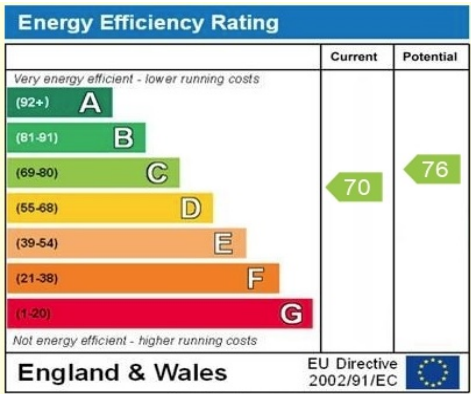


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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their capability or efficiency can be given. Made with Metaphor 02/05



Please Note
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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* - A
- *Asking Price* - Guide Price £100,000
- "For the latest Stamp Duty charges, please refer to <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>. Please note that the lower thresholds and rates change significantly for transactions completing on or after 1st April 2025."
- *Tenure* - Leasehold (Share of Freehold 1/8) - 99 years from 1 May 1990 (Vendor will be willing to cover the cost of a new 999 year lease to tie in with completion).
- *Service Charge* - £55 per month

Part B

- *Property Type* - 1 Bedroom 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* - Electric Storage & Panel Heaters, Hot Water tank located 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-forconsumers/advice/ofcom-checker>.
- *Mobile Signal/Coverage* - Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>.
- *Parking* - Allocated Parking Space to the rear.

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; Not to use the property or any building erected thereon for any purpose other than residential use. No trade or business. Not to keep or permit to be kept at or upon the property any animal other than ordinary domestic pets. *More covenants in place refer to your solicitor.
- *Rights and Easements* - We're not aware of any significant/material rights, 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 11/03/2025. 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.