



Flat 14, Crofton Court, The Avenue, Yeovil,
Somerset, BA21 4DZ.

Guide Price £60,000

Leasehold

A refurbished throughout one bedroom ground floor retirement flat for the over 55's set in a central position providing good access to local amenities. The flat benefits from new flooring throughout, fitted blinds, modern shower room, UPVC double glazing, communal gardens, communal parking, communal lounge & laundry room. No Onward Chain.

 **LACEYS
YEOVIL LTD**



Flat 14, Crofton Court, The Avenue, Yeovil, Somerset, BA21 4DZ

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Somerset, BA21 4DZ



- A Refurbished One Bedroom Ground Floor Retirement Flat
- Over 55's Only
- Central Location, Good Access To Local Amenities
- New Flooring Throughout
- Fitted Blinds
- Modern Shower Room
- UPVC Double Glazing
- Communal Facilities
- Communal Parking
- 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 425 115**.

Accommodation Comprises

Communal front door to the communal lobby/hallway, further door to the rear walkway which leads to the flat front door.

Glazed flat front door to the Entrance Hall.

Entrance Hall

Built in storage cupboard. Laminate flooring. Doors to lounge, kitchen, bedroom & shower room.

Lounge 4.26 m x 3.24 m (14'0" x 10'8")

Wall mounted night storage heater. TV point. Laminate flooring. Coved ceiling. UPVC double glazed window, front aspect.

Kitchen 2.21 m x 2.06 m (7'3" x 6'9")

Comprising inset stainless steel single drainer, single sink unit with mixer tap, rolltop worksurface with cupboards & drawers below. Recess for cooker. Space for upright fridge/freezer. Wall mounted cupboards. Tiled floor. Trail of spotlights. UPVC double glazed window, rear aspect.

Bedroom 4.42 m x 2.77 m (14'6" x 9'1")

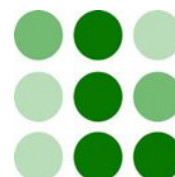
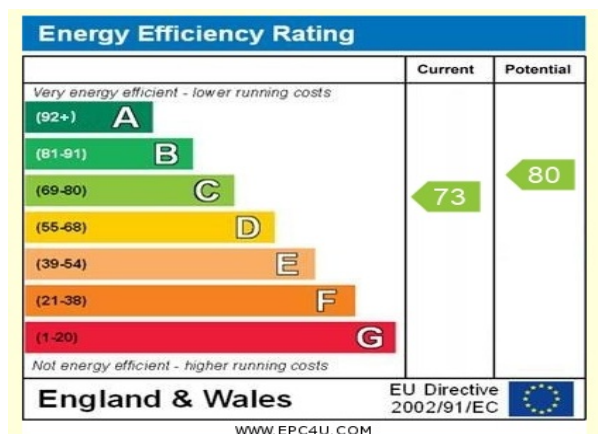
Built in double fronted wardrobe. Wall mounted night storage heater. Laminate flooring. Phone point. Coved ceiling. UPVC double glazed window, front aspect.

Shower Room 2.08 m x 1.88 m (6'10" x 6'2")

Modern newly fitted shower room comprising triple width shower cubicle with a wall mounted Triton T80 electric shower in situ, tiled surround. Coupled vanity unit and low flush WC. Wall mounted electric heater. Tiled floor. Frosted UPVC double glazed window, rear aspect.

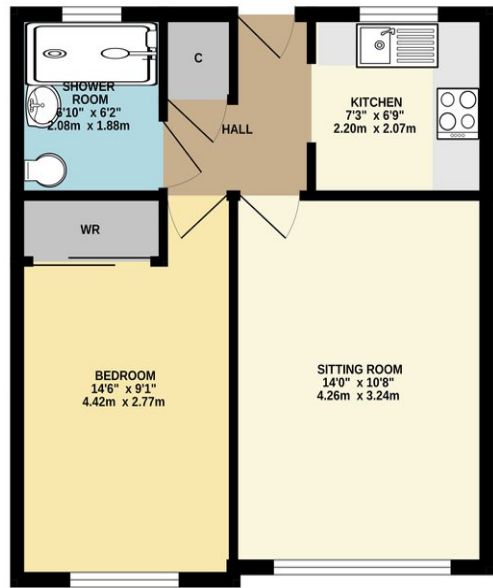
Outside/Communal Areas

Communal garden areas with benches in place. Communal residents parking based on a first come first served basis. Communal Lounge. Communal Laundry Room.

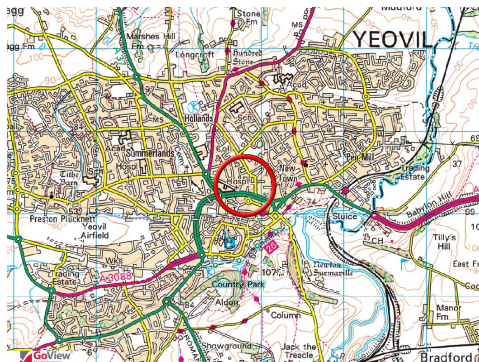
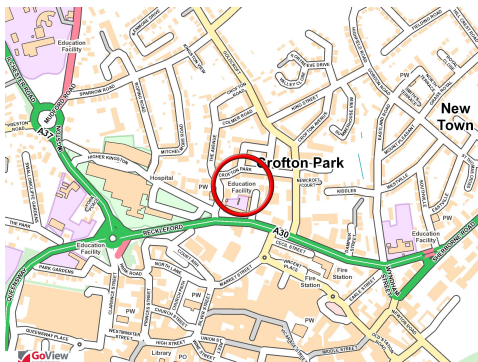
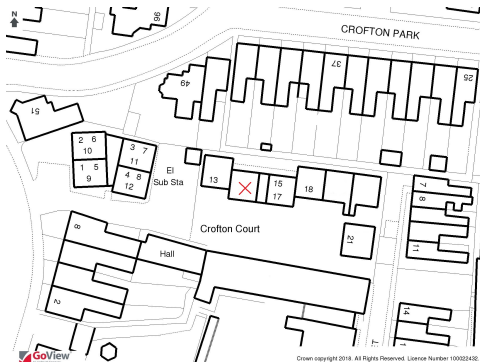


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GROUND FLOOR
416 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA - 416 sq.ft. (38.6 sq.m.) approx.
While 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 misstatement. 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.

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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 £60,000
- *Tenure* - Leasehold - 99 year lease from 01.01.1988
- *Service Charge* - 01.12.2024 - 30.11.2025 - £3,573.19, 1/37ths of Landlords costs, includes building insurance & maintenance/repair management of buildings and estate.
- *Ground Rent* - Payable in equal half yearly payments, in advance 1st Jan & 1st July, £251.26 30.03.2009 to 29th March 2030, Adjusting by RPI every 21 years. next review 30/03/2030.

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 on a meter.
- *Sewerage* - Mains
- *Heating* - Electric Night Storage Heaters & a wall mounted electric heater in the bathroom.
- *Broadband* - Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/adviceforconsumers/advice/ofcom-checker>.
- *Mobile Signal/Coverage* – Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>.
- *Parking* - Residents parking spaces (First come first served basis).

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; Use as Private Residence in Occupation as One Family Only, all members of which must be Over the age of 55. No trade or business whatsoever (inc not using the address for the issue of circulars or business announcements). No external radio or TV aerial to be erected. No bird, dog or any other animal or pet in flat which may in the opinion of the Landlord cause annoyance/nuisance/disturbance to other occupiers of flats. Not to assign, underlet, part with possession without consent in writing of the Landlord).
- *Rights and Easements* - Right of Way over Communal Area (in & out) and right to use lights. Use of free car park (subject to availability). Right of services. Right of access to other areas for Maintenance. Right to use Communal room, guest room, laundry rooms etc & gardens. We'd recommend you review the Title/deeds of the property with your solicitor.
- *Flood Risk* - Current 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%). For detailed checks please visit the 'Long Term Flood Risk' on the government website.
- *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 11/04/2025. 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.