



Goldcroft, Yeovil, Somerset, BA21 4DH.

Guide Price £115,000

Leasehold

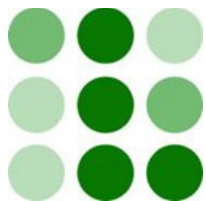
A well presented one bedroom ground floor flat set in this convenient location close to local amenities, the flat is well proportioned and benefits from gas central heating, UPVC double glazing and an enclosed rear garden. No Onward Chain.

 **LACEYS
YEOVIL LTD**



Goldcroft, Yeovil, Somerset, BA21 4DH

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35a Goldcroft, Yeovil, Somerset, BA21 4DH



- A Well Presented One Bedroom Ground Floor Flat
- Convenient Location Close To Local Amenities
- Well Proportioned Accommodation
- Gas Central Heating
- UPVC Double Glazing
- Additional Cloakroom
- 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, flat door to the Entrance Hall.

Entrance Hall

Radiator. Original tiled floor. Doors to the lounge, kitchen, bedroom & separate WC.

Lounge 3.81 m x 3.33 m (12'6" x 10'11")

Built in focal fireplace. TV point. Phone point. Radiator. Laminate flooring. UPVC double glazed bay window, front aspect.

Kitchen 2.79 m x 2.36 m (9'2" x 7'9")

Comprising inset single drainer, single sink unit with mixer tap, panelled surround, 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 Worcester combi boiler. Tiled floor. Heated towel rail. UPVC double glazed window, rear aspect. UPVC frosted double glazed door to the rear garden.

Bedroom 3.84 m x 3.05 m (12'7" x 10'0")

Radiator. Laminate flooring. UPVC double glazed window, rear aspect. Door to the bathroom.

Bathroom 2.78 m x 1.82 m (9'1" x 6'0")

White suite comprising bath with a wall mounted Triton T70 electric shower in situ, tiled surround. Pedestal wash basin. Low flush WC. Heated towel rail. Two frosted UPVC double glazed windows, both rear aspects.

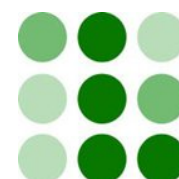
Separate WC

Comprising Low flush WC. Wall mounted wash basin. Laminate flooring.

Outside

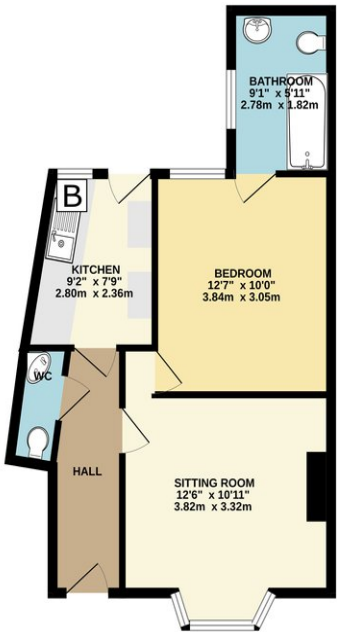
To the rear there is an enclosed garden, paved mainly with shrubs in situ. Timber garden shed. The garden is bounded by fencing with a timber gate providing rear access.

To the front there is a small garden area, resin path & steps lead up to the communal door.

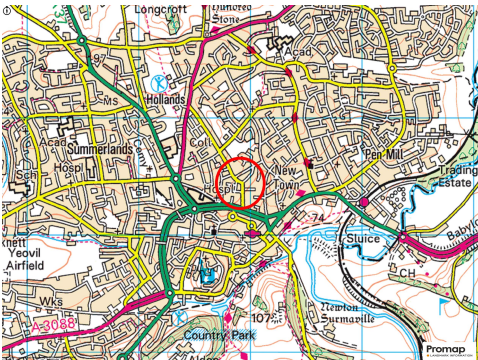
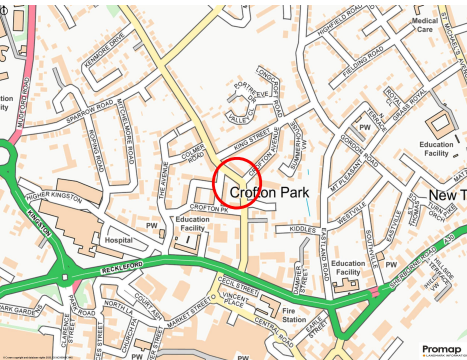
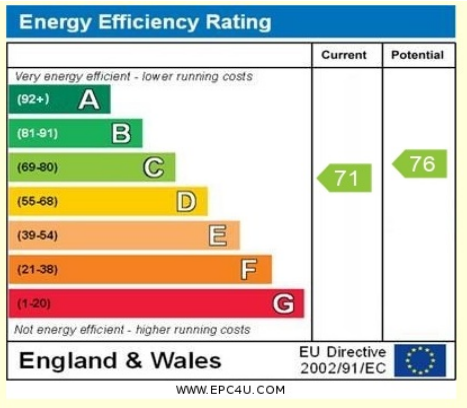


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GROUND FLOOR
469 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA: 469 sq.ft. (43.5 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 misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The landlord, estate agent and vendors shall have no liability and no guarantee as to their quantity or efficiency can be given.
Made with Mapbox 12/23



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 £115,000
- *Tenure* - Leasehold - 999 years from 23.05.2008, No Ground Rent, Service Charge 50% of any works required, 50/50 on buildings insurance.

Part B

- *Property Type* - 1 Bedroom Ground Floor Flat
- *Property Construction* - Traditional - Ground Floor Conversion.
- *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, Worcester combi boiler located in the kitchen that also heats the hot water.
- *Broadband* - Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advicefor-consumers/advice/ofcom-checker>.
- *Mobile Signal/Coverage* – Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>.
- *Parking* - On road permit parking subject to availability.

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* - Premises to be used as a private residence only, in the occupation of one family only. No trade or business. Not to assign, underlet or part with possession of part only of the premises. not to assign, underlet or part possession as a whole without prior consent of the Landlord. In every 5th year to paint or treat all the inside wood and ironwork of the premises with good quality paint or suitable material of good quality. *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* - 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. 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 15/02/2024. 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.