



Legion Road, Yeovil, Somerset, BA21 3AX

Guide Price £125,000

Leasehold

**A well proportioned two bedroom ground floor flat set in this convenient location, close to local amenities. The flat benefits from gas central heating, UPVC double glazing and communal grounds & parking area. No Onward Chain.**

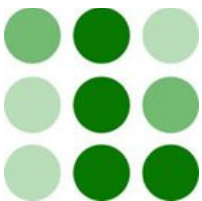
 **LACEYS  
YEOVIL LTD**



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32 Legion Road, Yeovil, Somerset, BA21 3AX



- A Well Proportioned Two Bedroom Ground Floor Flat
- Convenient Location, Close To Local Amenities
- UPVC Double Glazing
- Gas Central Heating
- Communal Gardens
- Communal Parking Area
- No Onward Chain
- Good Opportunity For First Time Buyer(s)



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 doors to the Communal Lobby, wooden flat front door to the Lounge.

#### **Lounge 5.46 m x 3.65 m (17'11" x 12'0")**

Radiator. TV point. Phone point. Coved ceiling. Built in storage cupboard. UPVC double glazed window, front aspect. Door to the Inner Lobby. Concertina door to the kitchen.



#### **Kitchen 3.65 m x 1.99 m (12'0" x 6'6")**

Comprising inset stainless steel single drainer, single sink unit with mixer tap, tiled surround and rolltop worksurface with cupboards & drawers below. Recess for cooker. Recess for washing machine, plumbing in place. Recess for slimline dishwasher, plumbing in place. Wall mounted cupboards. Wall mounted Worcester combi boiler, housed in the a cupboard. Tiled floor. UPVC double glazed window, rear aspect. Door to the Communal Hallway.



#### **Inner Hallway**

Doors to both bedrooms & the bathroom.

#### **Bedroom One 3.86 m x 3.78 m (12'8" x 12'5")**

Radiator. Phone point. UPVC double glazed window, front aspect



#### **Bedroom Two 3.66 m x 2.13 m (12'0" x 7'0")**

Radiator. UPVC double glazed window, side aspect.

#### **Bathroom 2.64 m x 1.63 m (8'8" x 5'4")**

White suite comprising bath with mixer tap shower attachment, tiled surround. Pedestal wash basin. Low flush WC. Radiator. Tiled floor. Frosted UPVC double glazed window, rear aspect.



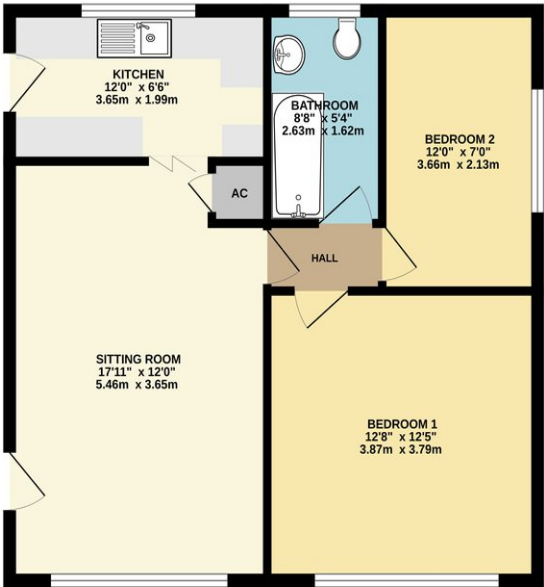
#### **Outside**

Communal garden areas to all sides. Communal parking area to the front, parking available on a first come, first served basis.

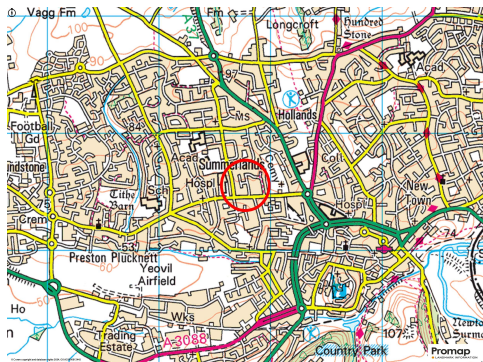
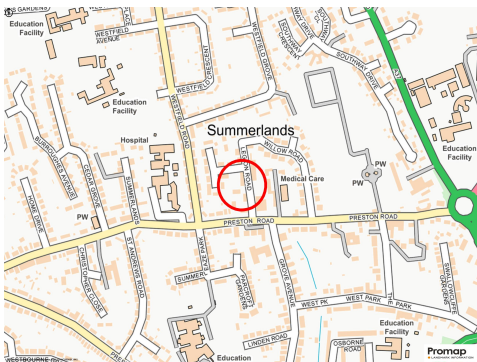
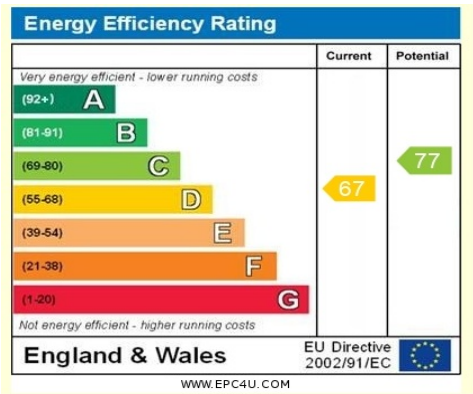


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GROUND FLOOR  
594 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA: 594 sq ft. (55.2 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 areas 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 the operation or efficiency can be given.  
Made with Mapbox ©2025



**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 £125,000
- *Tenure* - Leasehold - 152 Years from 08/01/2019 (8th January 2019 to 24th December 2177)
- *Service Charge* - £1151.48 per annum - Tenant liable for - 12.25% share of "Block C" BUILDING expenditure / 3.25% of "Blocks A, B, C & D" COMBINED BUILDINGS expenditure. Payable 24th June and 25th December each year
- *Ground Rent* - Peppercorn if demanded

### Part B

- *Property Type* - 2 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* - 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* - Communal 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* - We'd recommend you review the Title/deeds of the property with your solicitor. Restricted Covenants include; No PARTIAL assignment, subletting, charging or parting with possession. FULL assignment, subletting for a period of 3 years or more permitted subject to prior Deed between the Landlord, current Tenant and new Tenant regarding direct covenants to observe terms of lease, plus new Tenant must also assume the shares in Management Company associated with the flat. Within 4 weeks must give Notice of transfer, and pay fee of £5+VAT for every Notice. 2. In every 5th year to redecorate the inside of the flat. Use as a Private Residential Flat ONLY – no Business use. No nuisance/annoyance/damage causing uses, including no sale by auction or illegal/immoral acts. No loud noises to emanate from flat between 11pm and 8am (and keep door shut during those hours), or at any other times so as to cause any nuisance or annoyance to any other occupier. Not to keep any bird, reptile, dog or other animal in flat without previous written consent of the Landlord (such consent to be revocable by notice in writing following any complaint of nuisance or annoyance). No external TV or radio aerials. No repairs of motor vehicles to be carried out on-site (except minor running repairs). No children to play in internal communal areas. Keep carpet and underlay fitted to all floors (except kitchen and bathrooms), keep coverings on kitchen and bathroom floors. Clean windows at least once a month. \*More covenants in place refer to your solicitor.
- *Rights and Easements* - Pedestrian ROW across communal parts both internal and external. Access to other parts for maintenance. Lateral support / services. 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 )* - D

### 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 28/04/2025. 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.