



Highland Court, Eastland Road, Yeovil,
Somerset, BA21 4RU

Guide Price £80,000

Leasehold

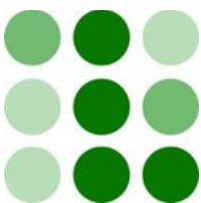
This top floor one bedroom apartment is situated in a convenient location not far from the town centre and is offered for sale with no forward chain. Upon entering the property you are greeted with an entrance hallway which provides access to the bathroom, bedroom and open plan living/kitchen. To the rear of the property there is an allocated parking space.

 **LACEYS
YEOVIL LTD**



12-14 Hendford, Yeovil, Somerset, BA20 1TE

Tel: 01935 425115 Email: info@laceysyeovil.co.uk



Flat 8, Highland Court, Eastland Road, Yeovil,
Somerset, BA21 4RU



- Top Floor Apartment
- No Forward Chain
- Hallway
- Living Room
- Kitchen
- Bedroom
- Bathroom
- Parking

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**.

The **ACCOMMODATION** comprises:

Communal Hallway

Stairs provide access to the first floor landing.

Hallway

As you enter the property you are greeted with a hallway which has doors opening to the bedroom, living room and bathroom. A further door opens to the airing cupboard which houses the hot water cylinder. There is a ceiling light point and an intercom entry handset.

Bedroom 3.26 m x 2.97 m (10'8" x 9'9")

A double glazed window overlooks the rear of the property. There is a wall mounted electric heater and a ceiling light point.

Living Room 4.05 m x 3.04 m (13'3" x 10'0")

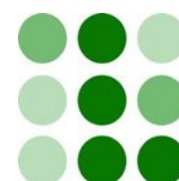
Semi-open plan with the kitchen the living space has a double glazed window overlooking the rear, a night storage heater and a ceiling light point. A door opens to the hallway.

Kitchen 3.04 m x 2.10 m (10'0" x 6'11")

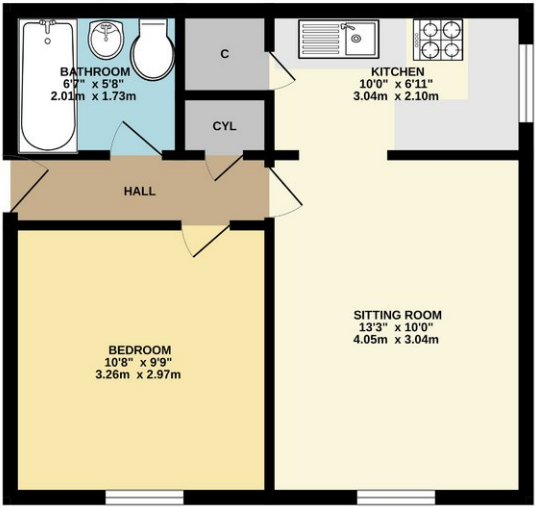
Fitted with a good selection of wall, base, drawer and display units with work surfaces. There is a stainless steel sink, space for a cooker, washing machine and fridge/freezer. There is track spot lighting and a useful full height cupboard. A double glazed window overlooks the side of the building.

Bathroom

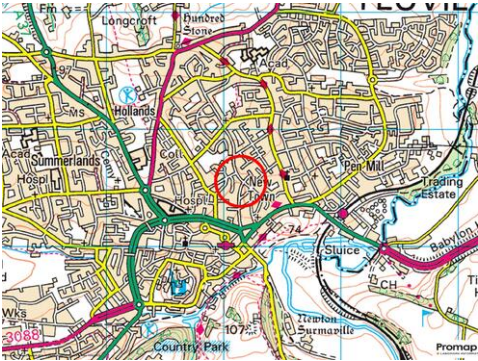
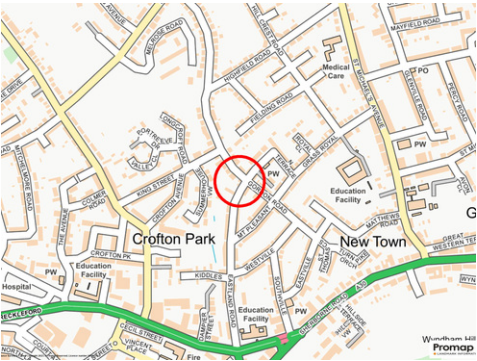
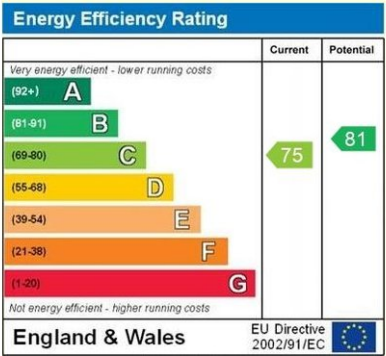
Fitted with a panel enclosed bath with electric shower above, a pedestal wash basin and a low level WC. There is an extractor fan and an enclosed ceiling lamp



TOP FLOOR
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA: 379 sq.ft. (35.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. They shall be for illustrative purposes only and should not be relied on for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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Please Note
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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 £80,000
- Tenure - Leasehold. Term 99 years from 1/12/1987
- Ground Rent- £35.00 for first 33 years of the term. £70.00 for the 33 years there after and £140.00 for the remaining 33 years after this. Current Ground Rent £70.00
- Service Charge- £882.92 for period 1st Jan 25- 31st Dec 25.

Due to the length of the lease we believe that the property is currently not mortgageable (61 years currently remaining on term)

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
- Sewerage - Mains
- Heating - Electric- Night storage heater in living room.
- 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 - Allocated parking space.

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; to clean the windows of the demised premises as often as may be necessary. Not to make any alterations without the approval in writing of the Lessor. Not to permit or suffer to be done in or upon the premises anything which may be or become a nuisance or annoyance. Not to use the premises for any illegal or immoral purpose. Not to permit any trade or business at the property and to use the premises for the purpose of a single private residence only. Not permit any domestic pets to be kept upon the premises without the written permission of the Lessor, which if given shall be deemed to be given by way of licence revocable at will.
- 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.
- 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 04/03/2025. 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.