



Richmond House, Richmond Road, Yeovil,  
Somerset, BA20 1BA

Guide Price £135,000

Leasehold

**This spacious ground floor apartment is situated in a most convenient location within walking distance of the town centre. Offered with no forward chains the accommodation includes an entrance hallway, sitting room, kitchen, two good size bedrooms and a shower room. Outside there is an allocated parking space.**

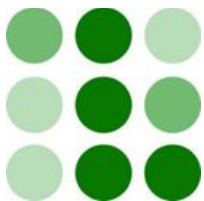
 **LACEYS  
YEOVIL LTD**



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Flat 2, Richmond House, Richmond Road, Yeovil,  
Somerset, BA20 1BA



- Ground Floor Apartment
- Two Bedrooms
- No Forward Chain
- Gas Central Heating
- Double Glazed
- Town Centre Location
- Allocated Parking Space



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:

#### **Entrance Hallway**

Upon entering the property you are greeted with a good size entrance hallway which has doors leading to the sitting room, kitchen, bathroom and both bedrooms. There is a ceiling light point and a radiator.

#### **Sitting/Dining Room 4.56 m x 3.67 m (15'0" x 12'0")**

A double glazed window overlooks the rear of the building. There are outlets for lamps and a set of spot lights. An electric fire with surround provides a nice focal feature to the room.



#### **Kitchen 3.28 m x 2.89 m (10'9" x 9'6")**

Fitted with a selection of a wall, base and drawer units with work surfaces above. Both the freestanding gas cooker and washing machine will remain and there is an inset stainless steel sink with mixer tap. There is a tall built in storage cupboard, a free standing fridge and a breakfast table with stools. A double glazed window overlooks the front of the property.



#### **Bedroom One 3.71 m x 2.75 m (12'2" x 9'0")**

A good size double room offering built in wardrobes and a radiator. A double glazed window overlooks the rear of the property.

#### **Bedroom Two 3.27 m x 2.41 m (10'9" x 7'11")**

The second bedroom is positioned at the front of the property. There is a television bracket, a radiator and double glazed window.

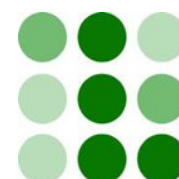
#### **Shower Room**

Fitted with a corner shower cubicle with slatted wooden step, a low level WC and a pedestal wash basin. There is a side facing double glazed window, a radiator and a ceiling light point. The gas fired combination boiler can be found in here and there is a wall mounted cabinet.



#### **Outside**

In the carpark there is one allocated parking space.



## Material Information In compliance with the Digital Markets, Competition and Consumers Act 2024

### Material Information applicable in all circumstances

- Council Tax Band - A
- Asking Price - Guide Price £135,000
- Tenure - Leasehold

Term 999 years from 25th March 1982  
Ground Rent - £30  
Service Charge for 2025- £660 (for the year)  
Stamp Duty Land Tax (SDLT) - may be payable to HMRC in addition to the purchase price, depending on the purchaser's circumstances – please visit HMRC's SDLT Calculator <https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax>  
Other Fees/Disbursements payable - Conveyancers will charge legal fees together with other costs, which could include fees for Land Registration, Telegraphic Transfer, Anti-Money Laundering, various Searches, completion of SDLT return, and lenders' transaction fees (non-exhaustive list) – please seek confirmation from your Conveyancer prior to a commitment to purchase

### Material Information to assist making informed decisions

- Property Type -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-metered
- Sewerage -Mains
- Heating -Gas central heating-combi boiler in shower room.
- 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 -Allocated Parking Space

### Material Information that may or may not apply

- 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 - In the year 1989 and in every seventh year paint all inside parts of the demised premises. Not to hang any goods articles or things whatsoever on the outside of any windows or doorways. Not to store or keep upon the demised premises or any part thereof any substance of an explosive or of an especially inflammable nature or such as may or might increase the risk of fire or explosion. Not to use or permit or suffer to be used the demised premises or any part thereof otherwise than as a residential flat for the occupation of a single person or family nor to occupy or permit the same to be occupied for any illegal or immoral purpose nor to do or suffer to be done in or upon the demised premises any act or thing which shall be or may become a nuisance annoyance or disturbance.

### Material Information that may or may not apply- continued

Not to overload the floors or the electrical installation of the demised premises. Not to assign transfer underlet or part with possession of or grant any licence for the user of part only of the demised premises nor to permit or suffer directly or indirectly any assignment transfer underletting parting with possession grant of licence or other disposal of part only of the demised premises. Not to assign transfer or underlet or otherwise dispose of the whole of the demised premises nor to permit or suffer directly or indirectly any such assignment transfer underletting or parting with possession of the whole of the demised premises without executing a transfer of the Lessee's share in the management company in favour of the assignee transferee underlessee or other person in whose favour a disposition is made. To bear and pay one sixth part of the management company's costs of complying with its obligations. No vehicle other than one private motor car or motor cycle shall be kept in or upon the parking space. No musical instrument wireless set television set loud speaker or other mechanical instrument of any kind shall be played or used so as to cause annoyance to other flats or so as to be audible outside between the hours of 11pm and 9am. No bird dog or other animal shall be kept on the demised premises which may cause annoyance to any resident of any flat in the building and dogs shall be kept on the lead in all communal parts of the development. No portable heaters fired by gas oil or paraffin are to be used within the property.

We'd recommend you review the Title/deeds of the property with your solicitor.

### Material Information that may or may not apply continued

- 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 low risk of River and Sea Flooding and very low risk of Surface Water Flooding. 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

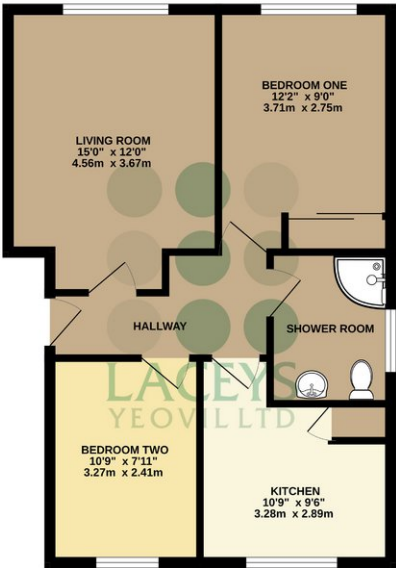
### Other Disclosures

We understand that trees within the boundary of Richmond House have Tree Preservation Orders on them.

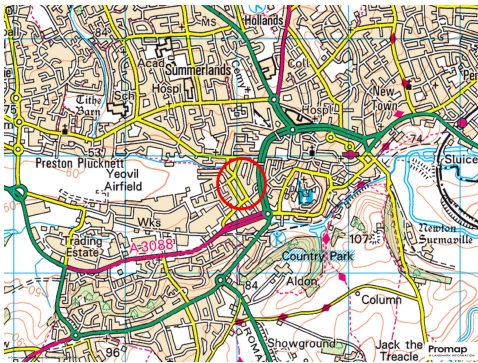
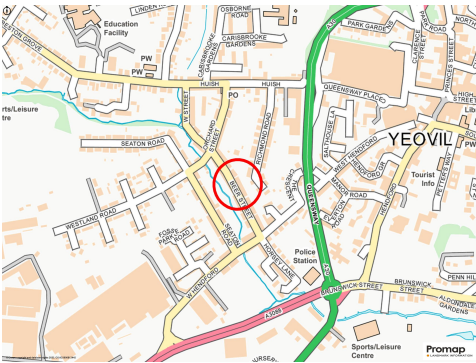
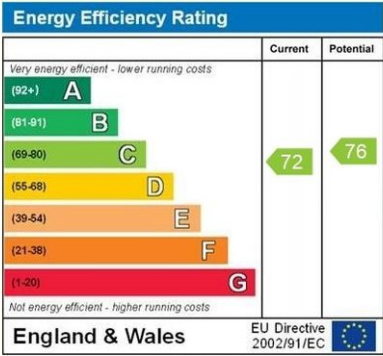
This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor, on the 28/05/2025. However, such information could change after compilation of the data, so Laceys cannot be held liable for any changes post compilation or any accidental 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.



GROUND FLOOR  
551 sq.ft. (51.2 sq.m.) approx.



TOTAL FLOOR AREA: 551 sq.ft. (51.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for information only and should not be used for any other purpose.  
The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency capabilities.  
Made with MapInfo 12.0.0.5



**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.

**Photographs/Floor Plans**  
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