



West Street, Yeovil, Somerset, BA20 2BA

Guide Price £134,950

Leasehold

This spacious top floor three bedroom apartment is situated in a most convenient town centre location and comes with the added benefit of an allocated parking space. Accessed from the communal hallway shared with one other flat you enter your own private lobby which has stairs leading to the apartment. There is a long landing, three bedrooms, sitting room, fitted kitchen and bathroom offering both a shower and a bath. Offered for sale with no forward chain.

 **LACEYS
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24b West Street, Yeovil, Somerset, BA20 2BA



- Top Floor Apartment
- Three Bedrooms
- Bathroom with bath and separate shower
- Gas Central Heating
- Double Glazed
- Parking
- Popular Central Location
- No Forward 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 425115**.

The **ACCOMMODATION** comprises:

Landing

The long landing has doors which provide access to all three bedrooms, the sitting room and bathroom. There is recessed spot lighting and access to the loft.

Sitting Room 3.61 m x 3.48 m (11'10" x 11'5")

A double glazed window overlooks the side of the property and there is a radiator. A sociable space which opens to the kitchen.

Kitchen 2.70 m x 2.65 m (8'10" x 8'8")

Fitted with a good selection of wall, base and drawer units with work surfaces above. There is a built in oven and hob with extractor hood above, integrated Fridge/Freezer and a freestanding washing machine which will remain. The gas fired combination boiler can be found in here and the stainless steel sink with mixer tap is conveniently situated under the rear facing double glazed window.

Bedroom One 3.63 m x 3.52 m (11'11" x 11'7")

A double room with feature fireplace. A double glazed window overlooks the front of the property. There is a radiator and recessed spot lighting.

Bedroom Two 3.20 m x 3.11 m (10'6" x 10'2")

A double glazed window overlooks the rear of the property. There is a ceiling light point and a radiator.

Bedroom Three 3.53 m x 2.03 m (11'7" x 6'8")

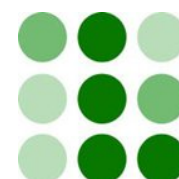
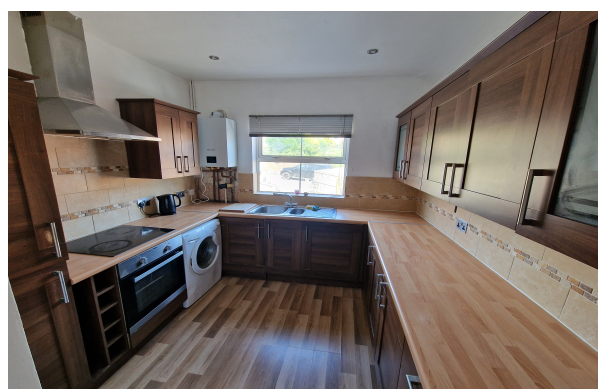
A single room/study with a double glazed window facing the front, a radiator and a ceiling light point.

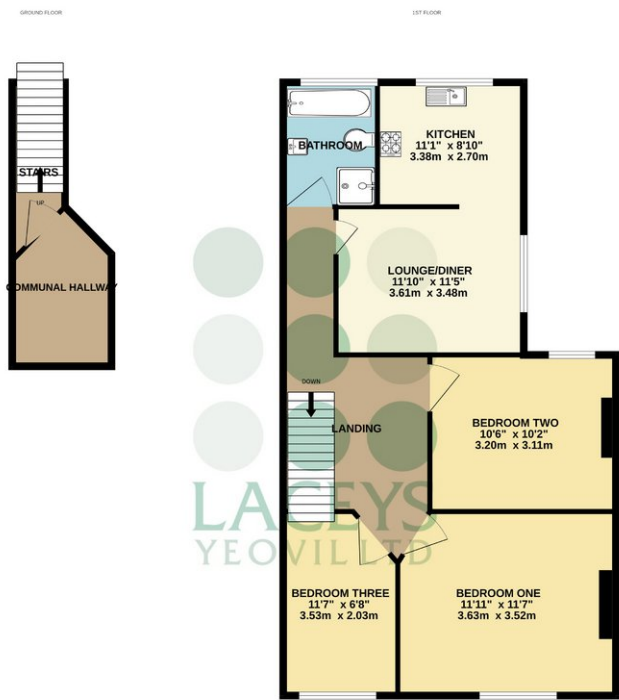
Bathroom

Well equipped with panel enclosed bath with central mixer tap and shower attachment, separate shower enclosure, low level WC and wash basin with mixer tap on top of a vanity unit. There is a rear facing double glazed window, a radiator, recessed spot lighting and an extractor fan.

Outside

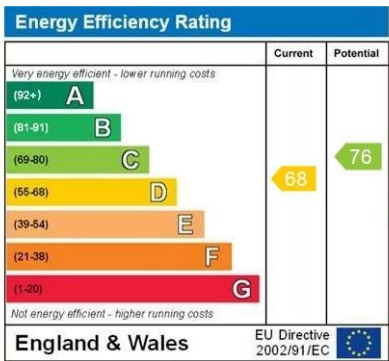
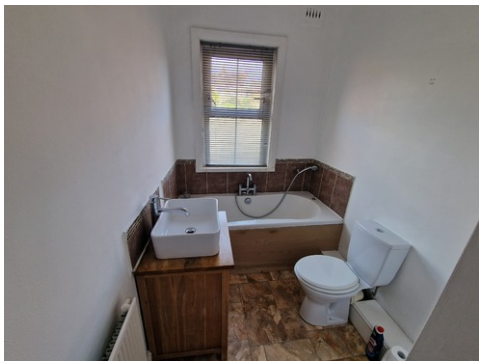
Allocated parking space.





Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of floor, window, room and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for information only and should not be relied upon for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.

Made with Metreplan 12/2021



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

Photographs are reproduced for general information and it must not be inferred that any item is included for sale / to let with this property. Please note floor plans are not to scale and are for identification purposes only. The photographs used in these particulars may have been taken with the use of a wide angle lens. If you have any queries as to the size of the accommodation or plot, please address these with the agent prior to making an appointment to view.

Material Information applicable in all circumstances

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 £134,950
- Tenure - Leasehold

Term 999 Years from 24th September 2010

Ground Rent £10/per annum

Service Charge. We understand that the service charge is split 50/50 on an as and when basis.

Buildings insurance contribution approximately £250/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 - Top 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 kitchen
- Broadband - Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>.
- Mobile Signal/Coverage - Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>.
- Parking - Allocated 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 - To clean the premises and keep them in a clean condition and in particular to clean the inside of the windows of the premises at least once in every calendar month. Not to deposit any waste rubbish or refuse on the premises otherwise than in a closed receptacle located within any bin store designated by the landlord. In every fifth year and also in the last year of the term to paint seal or otherwise treat all the inside wood and ironwork of the premises with good quality paint or other suitable material of good quality and also to paint or re-paper the ceilings and walls.

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

Restricted Covenants include;

- More covenants in place refer to your solicitor.

Material Information that may or may not apply

To use the premises for the purpose of a private residence in the occupation of one family only. Not to use the premises for a sale by auction or for any trade business manufacture or occupation or for any illegal or immoral act or purpose. Not to do or bring or allow to remain upon the premises anything that may be or become a or cause a nuisance annoyance disturbance or inconvenience injury or damage to the landlord or the owners or occupiers of any other part of the building or adjacent or neighbouring premises. Not to assign underlet or part with possession of the premises as a whole without on each occasion procuring that any intended assignee undertenant or other person acquiring an interest in premises covenants directly with the landlord (in such form as the Landlord shall reasonably require) to pay the rent reserved by and to observe and perform all the covenants on the part of the tenant (including those of a purely personal nature) and conditions contained in the lease.

Material Information that may or may not apply

Within 28 days of any assignment charge underlease or sub-underlease or any transmission or other devolution relating to the premises to produce for registration with the landlord's solicitor such deed or document or a certified copy of it and to pay the landlord's solicitor's reasonable charges (being not less than £30+VAT) for the registration of every such document. Not to erect any pole mast wire or dish (whether in connection with telegraphic radio or television communication or otherwise) upon the premises. Not to affix or exhibit on the outside of the building or display anywhere on the premises any placard sign notice or board or advertisement. Not to sing or dance or play any musical instrument or equipment for making or reproducing sound, or to act in such a manner, so as to be audible outside of the premises between the hours of 10pm and 8am so as to cause annoyance to any other occupiers or building.

Material Information that may or may not apply

Not to use the parking space for any purpose other than parking not more than one private motor vehicle.

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 located in an area considered to be Very Low Risk of River, Sea and 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. We understand that this property is located in an article 4 area.
- 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 18th June 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.