



Cavalier Walk, Yeovil, Somerset, BA21 5UJ

Guide Price £125,000

Leasehold

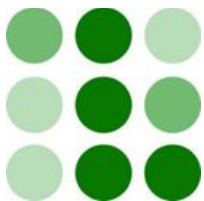
This self contained ground floor apartment has a garden and is offered for sale with no forward chain. As you enter the property you are greeted with an entrance lobby, sitting room, inner hallway with storage cupboards, two bedrooms (one being used as a dining room) fitted kitchen and a bathroom.

 **LACEYS
YEOVIL LTD**



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1 Cavalier Walk, Yeovil, Somerset, BA21 5UJ



- Ground Floor Flat With Garden
- Two Bedrooms
- Gas Central Heating
- Double Glazed
- No 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:

Lobby/Porch

A useful space to kick off shoes. A door opens to the sitting room with side light window. There is an enclosed ceiling lamp.

Sitting Room 4.49 m x 3.32 m (14'9" x 10'11")

A double glazed window overlooks the front of the property. There is a radiator and a decorative ceiling light fitting.

Inner Hallway

Doors open to both bedrooms, the sitting room, kitchen and bathroom. Further doors open to three storage cupboards. There is spot lighting.

Kitchen 2.92 m x 2.91 m (9'7" x 9'7")

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 and space is available for a washing machine and fridge/freezer. The stainless steel sink with mixer tap is conveniently situated under the rear facing double glazed window. There is track spot lighting and a radiator.

Bedroom One 3.41 m x 2.52 m (11'2" x 8'3")

A double room with mirror fronted fitted wardrobes. A double glazed window overlooks the front of the property. There is a radiator and a ceiling light point.

Bedroom Two 3.46 m x 2.09 m (11'4" x 6'10")

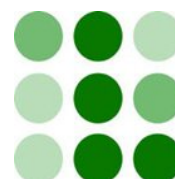
Currently being used as a dining room. There is a door to the garden and a double glazed window overlooking the garden. There is a ceiling light point and a radiator.

Bathroom

Fitted with a panel enclosed bath with thermostatically controlled shower above, a pedestal wash basin and a low level WC. There is an obscured rear facing double glazed window, ceiling light point and a radiator.

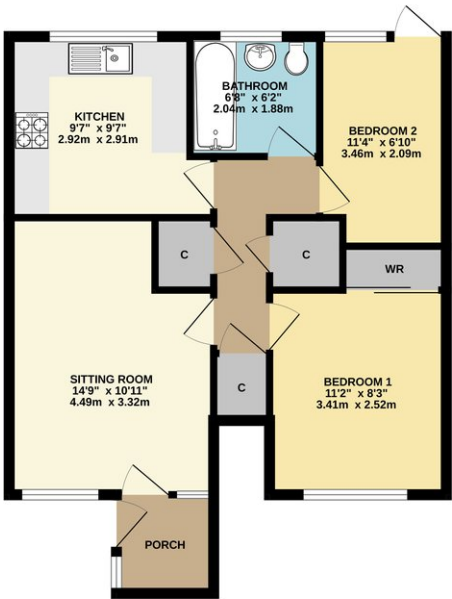
Outside

The garden is now in need of improvement and is laid to patio and shingle with some mature shrubs.

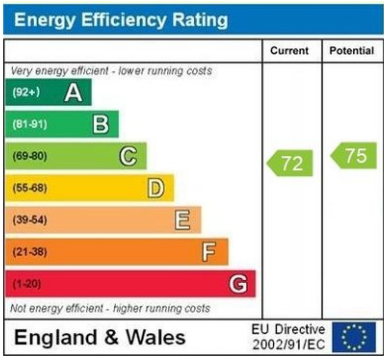


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GROUND FLOOR
592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA: 592 sq.ft. (55.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, 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 a guide only. prospective purchaser. 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 C2005



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

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- Term 125 years from 1st July 1985.
- Ground Rent- £10 Per annum.
- Service Charge for 2025/2026 is- £207.09 for the year including the buildings insurance.

PART B

- 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
- Sewerage - Mains
- Heating - Gas Central Heating- combi boiler- kitchen.
- 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 - On street parking.

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; Once in every fifth year of the said term and in the last quarter of the last year of the said term paint in a proper and work man like manner all the inside wood and metal work with two good coats of paint . Keep the floor of the flat substantially covered with carpets except that in the kitchen and bathroom such other suitable material as will avoid the transmission of noise may be used instead of carpets. Not to use the flat not permit the same to be used for any purpose what so ever other than as a private dwelling house in the occupation of one family only nor for any purpose from which a nuisance can arise.

Part C Continued

Not to throw dirt rubbish rags or other refuse or permit the same to be thrown into the sinks bath lavatories cisterns or waste or soil pipes in the flat. No musical instrument television radio loudspeaker or mechanical or other noise making instrument to be played or used nor shall any singing be practiced in the flat so as to cause annoyance to the owners lessees or occupiers of any of the flats comprised in the building or so as to be audible outside the flat between the hours of 11pm and 7am. No name writing drawing signboard plate or placard of any kind shall be put on or in any window on the exterior of the flat. No clothes or other articles shall be hung or exposed outside the flat except in that area outside the building provided for the purpose of drying or airing clothes or washing. No bird dog or other animal or reptile which may cause annoyance to any owner lessee or occupier of any other flat in the building shall be kept in the flat.

Part C Continued.

No external television or radio aerial shall be erected by the tenant.

PART C - 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 Agencies website the property is in an area at 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.
- 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.

The sellers have not personally inspected the property and therefore are unable to verify these details as correct. If any element is of particular importance to you, please double check when you attend your own viewing.

This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor, on the 2nd 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.