



Taranto Hill, Ilchester, Yeovil, Somerset, BA22 8JP

£155,000

Leasehold

This spacious ground floor garden flat is situated in a popular residential location within the village of Ilchester. Accommodation includes an entrance hallway, sitting/dining room, kitchen, two good size double bedrooms and a bathroom. To the rear and accessed from the kitchen there is a fully enclosed garden whilst to the front there is an allocated parking space.

 **LACEYS
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- Ground Floor Apartment
- Garden
- Parking Space
- Two Double Bedrooms
- Kitchen
- Bathroom
- Double Glazed
- Gas Central Heating

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 long entrance hallway which provides the perfect space to kick off shoes. Doors open to both bedrooms, the living room, kitchen and bathroom. Two double glazed windows are positioned either side of the front door. There are two ceiling light points and a radiator.

Sitting/Dining Room 4.78 m x 3.35 m (15'8" x 11'0")

A spacious room with a large double glazed window overlooking the front of the property. There are two ceiling light points, a radiator and an electric fire with surround. A serving hatch opens to the kitchen.

Kitchen 3.08 m x 2.66 m (10'1" x 8'9")

Fitted with a selection of wall and base units with drawers and work surfaces above. There is a larger unit and space is available for a cooker, fridge/freezer and a washing machine. The gas fired wall mounted 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 overlooking the garden. A door opens to the garden.

Bedroom One 3.80 m x 2.99 m (12'6" x 9'10")

Currently being used as storage the larger of the two bedrooms has a double glazed window overlooking the front of the property, a fitted wardrobe, radiator and a ceiling light point.

Bedroom Two 3.62 m x 3.05 m (11'11" x 10'0")

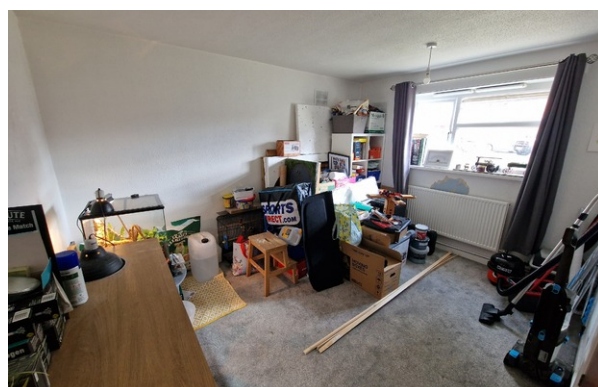
The second bedroom is also a double room with a fitted cupboard, a radiator and a ceiling light point. A double glazed window overlooks the rear garden.

Bathroom

Fitted with a panel enclosed bath with electric shower above, a pedestal wash basin and a low level WC. There is an obscured rear facing double glazed window, a heated towel rail and an extractor fan.

Outside

To the rear of the flat there is a private garden (we understand that a neighbours gas meter requires access) which is mainly laid to lawn with a central pathway. There is a substantial brick built shed whilst to the front of the property there is an area of lawn and an allocated parking space.

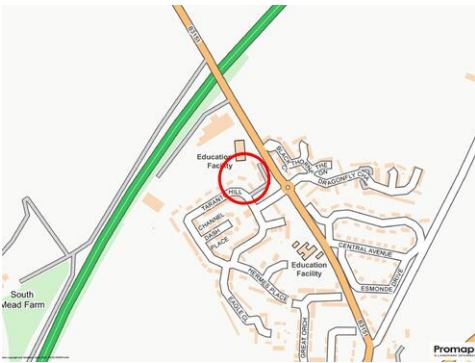
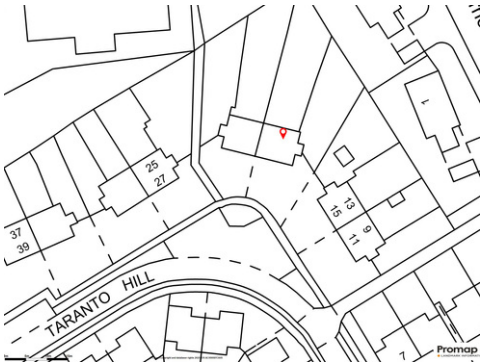
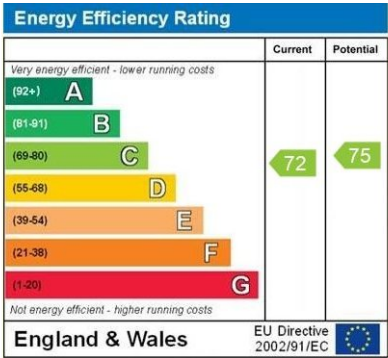


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GROUND FLOOR
646 sq.ft. (60.0 sq.m.) approx.



TOTAL FLOOR AREA : 646 sq.ft. (60.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should not be used as a basis 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 Magicplan (2023)



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. [Consumer Rights Act 2024](#)

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Material Information applicable in all circumstances

- Council Tax Band - A
- Asking Price - Guide Price £155,000
- Tenure - Leasehold
- Term 125 years from 1st January 2021
- Ground Rent- £1 (1 pound)
- Service Charge-

Estate Charge 2025-2026- £602.50

Service Charge 2025-2026- £526.58

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 however included in part of service charge
- Sewerage -Mains
- Heating -Mains Gas Central Heating- combi boiler located in kitchen
- 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 -1 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 use the flat only as private dwelling occupied by a single household and not for any trade or business. Not to hold an auction sale on the flat, nor allow anyone else to do so. Not to use the flat or any part of it for any activities which are dangerous, offensive, noxious, noisome, illegal or immoral. Not to store petroleum or any other flammable or explosive substance in the flat. Not to display any notice or advertisement either on the outside of the flat or visible from outside.

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 at very low risk or 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

Material Information that may or may not apply

Not to keep bird cat dog or animal in the flat without the previous consent in writing of the landlord such consent to be revocable by notice in writing at any time on complaint of any nuisance or annoyance being caused. Not at any time to assign transfer underlet license or charge part with of any part or parts (as distinct from the whole) of the flat. Not to underlet or part with possession or occupation of the whole of the flat other than by way of an underlease of at least three months duration to a respectable and responsible person such underlease to contain covenants and conditions on the part of the underlessee identical to the covenants and conditions on the part of the tenant herein. Not to assign or transfer the whole of the flat without the prior written consent of the landlord which shall not be with held subject to conditions being satisfied.

Material Informaiton that may or may not apply

Within one month of every change of ownership of this lease, or every subletting to give notice of it to the landlord and pay reasonable registration fee of not less than £50.00 for each such notice. More covenants in place, please refer to your conveyancer or lease.

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 23.6.25. However, such information could change after compilation of the data, so Lacey's cannot be held liable for any changes post compilation or any accidental errors or omissions. Furthermore, Lacey's 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.