



Stiby Road, Yeovil, Somerset, BA21 3EN

Guide Price £125,000

Leasehold

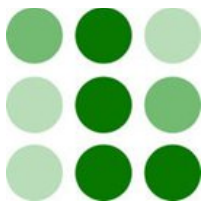
A well proportioned two bedroom ground floor flat set in a convenient location close to local amenities. The flat benefits from gas heating, secondary double glazing and a nice sized enclosed rear garden.

 **LACEYS
YEOVIL LTD**



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

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



231 Stiby Road, Yeovil, Somerset, BA21 3EN



- A Well Proportioned Two Bedroom Ground Floor Flat
- Convenient Location Close To Local Amenities
- Two Double Bedrooms
- Gas Heating
- Secondary Double Glazing
- Nice Sized Enclosed Rear Garden
- Shower Room
- Good Opportunity For First Time Buyer(s)

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 425 115**.

Accommodation Comprises

UPVC front door to the Entrance Lobby & Hallway.

Entrance Lobby & Hallway

Understairs storage cupboard. Wall mounted cupboards. Vinyl flooring. UPVC window, rear aspect. Doors to lounge, kitchen, both bedrooms & the shower room.

Lounge 4.80 m x 3.53 m (15'9" x 11'7")

Built in gas fire. TV point. Phone point. UPVC window, rear aspect, secondary glazed unit in situ. UPVC door to the rear garden.

Kitchen 3.96 m x 1.77 m (13'0" x 5'10")

Comprising inset stainless steel single drainer, single sink unit with mixer tap, tiled surround and rolltop worksurface with cupboards & drawers below. Built in oven & hob, with extractor above. Recess for washing machine, plumbing in place. Recess for under counter fridge. Wall mounted cupboards. Wall mounted boiler. Vinyl flooring. Trail of spotlights. UPC window, front aspect, secondary glazed unit in situ.

Bedroom One 3.73 m x 3.35 m (12'3" x 11'0")

Wall mounted gas heater. Phone point. UPVC window, rear aspect, secondary glazed unit in situ.

Bedroom Two 3.45 m x 3.00 m (11'4" x 9'10")

Wall mounted gas fire. UPVC window, front aspect, secondary glazed unit in situ.

Shower Room

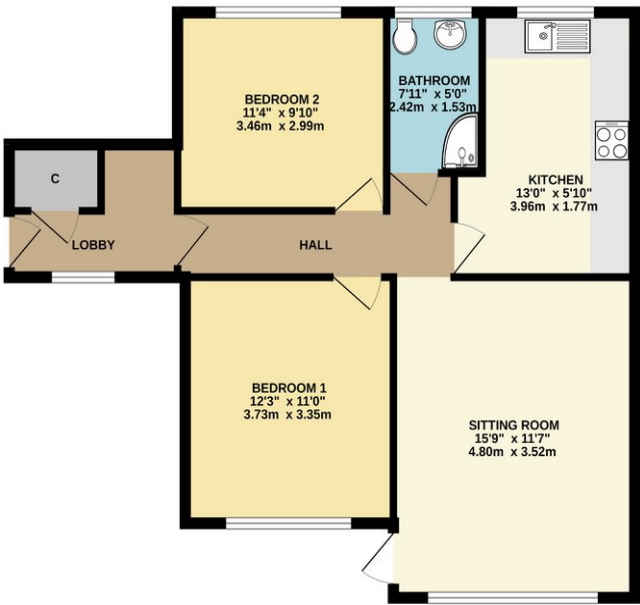
Comprising corner shower cubicle, wall mounted Bristan Bliss electric shower in situ, tiled surround. Corner vanity sink unit. Low flush WC. Tiled floor. Tiled walls. Shaver point. Heated towel rail. Inset ceiling spotlights. Frosted UPVC window, front aspect with secondary glazed unit in situ.

Outside

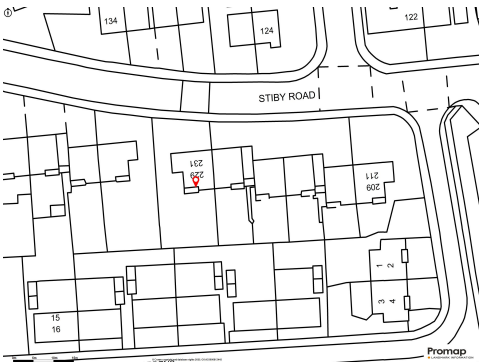
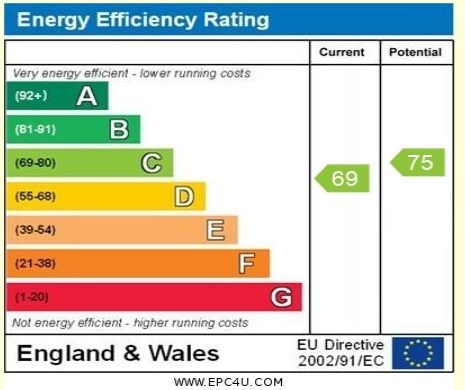
To the rear there is a nice sized enclosed rear garden, comprising lawn sections with mature shrubs & plants in situ, patio area, undercover hardstandig area. The garden is bounded by fencing, Iron gate provides access, you have a right of way over the neighbours garden to get to yours.



GROUND FLOOR



While 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metapex C025



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

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 £125,000
- *Tenure* - Leasehold - - 125 Years From 25/01/1988
- *Ground Rent* - £10 per annum
- *Service Charge* - £168.69 - 1st April 2025 - 31st March 2026
- *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.gove.uk/calculate-stamp-duty-land-tax>
- *Other fees/Disbursements payable* - Conveyancer's 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 lender's 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* - 2 Bedroom 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 Heating, boiler located in the kitchen. Gas heaters in the bedrooms & Gas Fire in the Lounge.
- *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 Subject to availability.

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* - We'd recommend you review the Title/deeds of the property with your solicitor. Restricted Covenants include; To be used as a private dwellinghouse only in the occupation of one family only. No musical instrument, television, radio, loudspeaker or mechanical or other noise making instrument or device of any kind to be played between the hours of 11pm & 7am. no bird, dog or other animal or reptile shall be kept in the flat. *More covenants in place refer to your solicitor.
- *Rights and Easements* - Right of way over the garden of the neighbour to get to your garden. We're not aware of any other significant/material rights, but we'd recommend you review the Title/deeds of the property with your solicitor.
- *Flood Risk* - 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 29/06/2025. 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.