



Sedgemoor Close, Yeovil, Somerset, BA21 5NS

Guide Price £115,000

Leasehold

**This top floor self contained two bedroom apartment is offered for sale with no forward chain and offers accommodation including an entrance lobby with stairs to the first floor landing, sitting room, fitted kitchen, two bedrooms and a bathroom. The property benefits from double glazed windows and electric heating.**

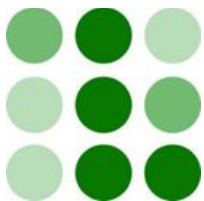
 **LACEYS  
YEOVIL LTD**



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26 Sedgemoor Close, Yeovil, Somerset, BA21 5NS



- Top Floor Apartment
- Two Bedrooms
- Fitted Kitchen
- Bathroom
- Living/Dining Room
- Electric Heating
- 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:

#### **Entrance Hallway**

Doors open to both bedrooms, the sitting room, bathroom, kitchen and airing cupboard which houses the hot water cylinder. There is a ceiling light point and a night storage heater.

#### **Living/Dining Room 4.19 m x 3.35 m (13'9" x 11'0")**

Double glazed windows overlook the rear of the property. There is a night storage heater and a ceiling light point.

#### **Kitchen 2.87 m x 2.19 m (9'5" x 7'2")**

Fitted with a good selection of wall and base units with drawers and work surfaces above. There is a built in fridge freezer and an oven and hob with extractor hood. The stainless steel sink with mixer tap is conveniently situated under the front facing double glazed window. There is a deep larder style walk in cupboard and track style spot lighting.

#### **Bedroom One 3.12 m x 2.57 m (10'3" x 8'5")**

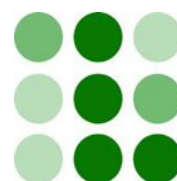
A comfortable double room offering a generous selection of fitted wardrobes. A double glazed window overlooks the rear of the property. There is a night storage heater and a ceiling light point.

#### **Bedroom Two 3.17 m x 2.30 m (10'5" x 7'7")**

A double glazed window overlooks the front of the property. There is a useful built in cupboard, a night storage heater and a ceiling light point.

#### **Bathroom**

Fully tiled and fitted with a large corner whirlpool bath (not in operation) with mixer tap and shower attachment, a vanity wash basin and a low level WC. There is a ceiling light, an extractor fan and a wall mounted fan heater.



## 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 £115,000
- Tenure - Leasehold- 215 years from 3rd February 1989
- Ground Rent- Peppercorn of demanded.
- Service Charge- £313.17 for period 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.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- First Floor Self Contained 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 -Mains
- 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 - Communal Car Park with further on street parking available if required.

## 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 - Not to use the premises other than as a private dwelling house. Not to carry on or cause or suffer to be carried on upon the premises or any part thereof any trade or business. Not to station or cause or permit to be stationed on the premises any caravan tent or other mobile dwelling intended for human habitation. Not to do or keep or suffer to be done or kept on the premises any act or thing which may be or become a nuisance or cause inconvenience to the council or the occupiers or owners of the council's Estate or which may tend to lessen or depreciate the value of the premises or the property in the neighbourhood.

## Material Information that may or may no apply.

No musical instrument television radio loudspeaker or mechanical or other noise making instrument or device of any kind 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 bird dog or other animal or reptile which may annoyance to any owner lessee or occupier of any other flat in the building shall be kept in the flat. No external television or radio aerial shall be erected by the tenant.

Other restrictions apply- 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 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

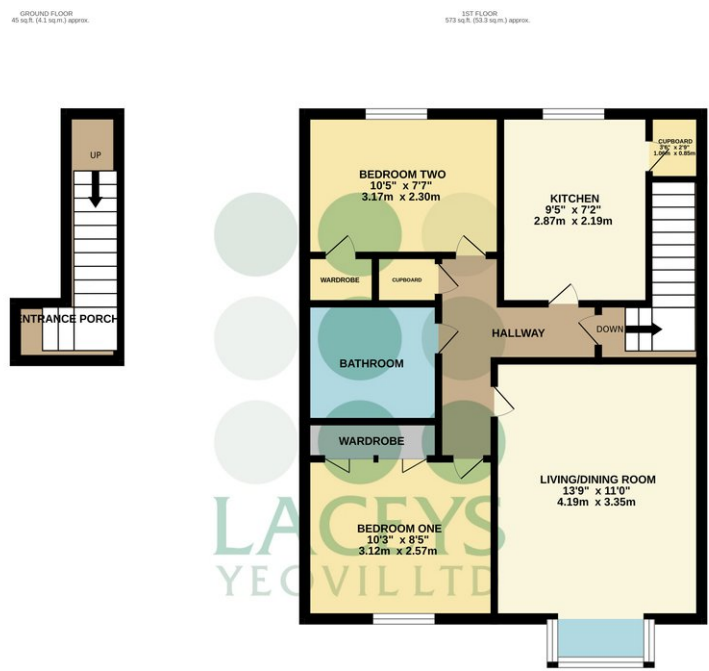
## Other Disclosures

No other Material disclosures have been made by the Vendor.

This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor, on the 22/6/25. 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.



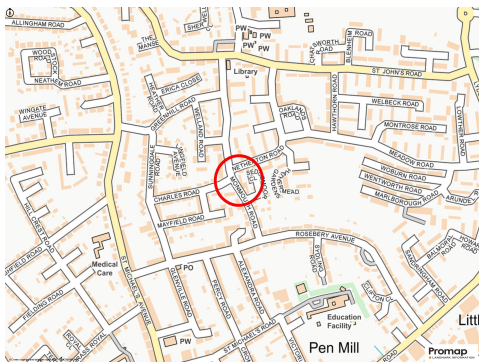
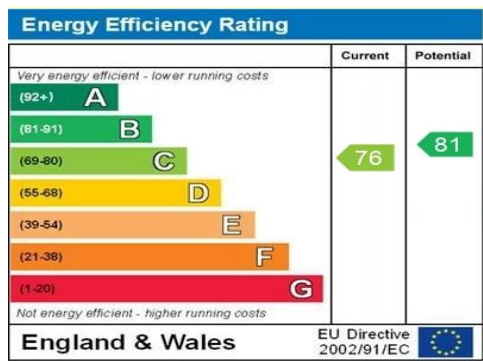
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TOTAL FLOOR AREA: 618 sq ft (57.4 sq m) approx.

While every attempt has been made to ensure the accuracy of the foregoing information, measurements of doors, windows, 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 for no other purpose than to provide a general impression of the property. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.

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**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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