



Becket House South Street, Yeovil, Somerset,  
BA20 1TW

Guide Price £106,000

Leasehold

A well presented two bedroom flat set in a central position providing convenient living. The flat benefits from lounge, kitchen, two bedrooms and a bathroom. Secure intercom entry. No forward chain.

 **LACEYS**  
**YEOVIL LTD**



12-14 Hendford, Yeovil, Somerset, BA20 1TE  
Tel: 01935 425115 Email: [info@laceysyeovil.co.uk](mailto:info@laceysyeovil.co.uk)





19 Becket House South Street, Yeovil, Somerset,  
BA20 1TW



- A Two Bedroom Flat
- Central Location
- Convenient Living
- Secure Intercom Entry
- Two Good Bedrooms
- Lounge
- Kitchen
- White Bathroom Suite
- 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:

Access via a secure gated communal entrance. Door into communal hallways and door into:

**Entrance Hall**

Doors into all rooms. Three sash windows. Storage heater. Ceiling light point. Coat cupboard with consumer unit. Airing cupboard housing hot water tank. Telecom entry system.

**Lounge 4.53 m x 3.55 m (14'10" x 11'8")**

Sash window. Storage heater. Two ceiling light point. TV aerial point. Telephone point.

**Kitchen 3.40 m x 2.64 m (11'2" x 8'8")**

Fitted with a modern range of wall, base and drawer units with a rolled edge worktop over and stainless steel 1½ sink and drainer unit inset with complimentary tile surround. Electric integrated oven and hob with cooker hood over. Freestanding fridge freezer. Plumbing for washing machine. Storage heater. Ceiling light point. Extractor fan.

**Bedroom One 4.74 m x 3.40 m (15'7" x 11'2")**

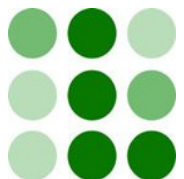
Sash window. Storage heater. Two ceiling light points. TV aerial point. Access to loft.

**Bedroom Two 3.41 m x 2.55 m (11'2" x 8'4")**

Sash window. Electric wall heater. Ceiling light point.

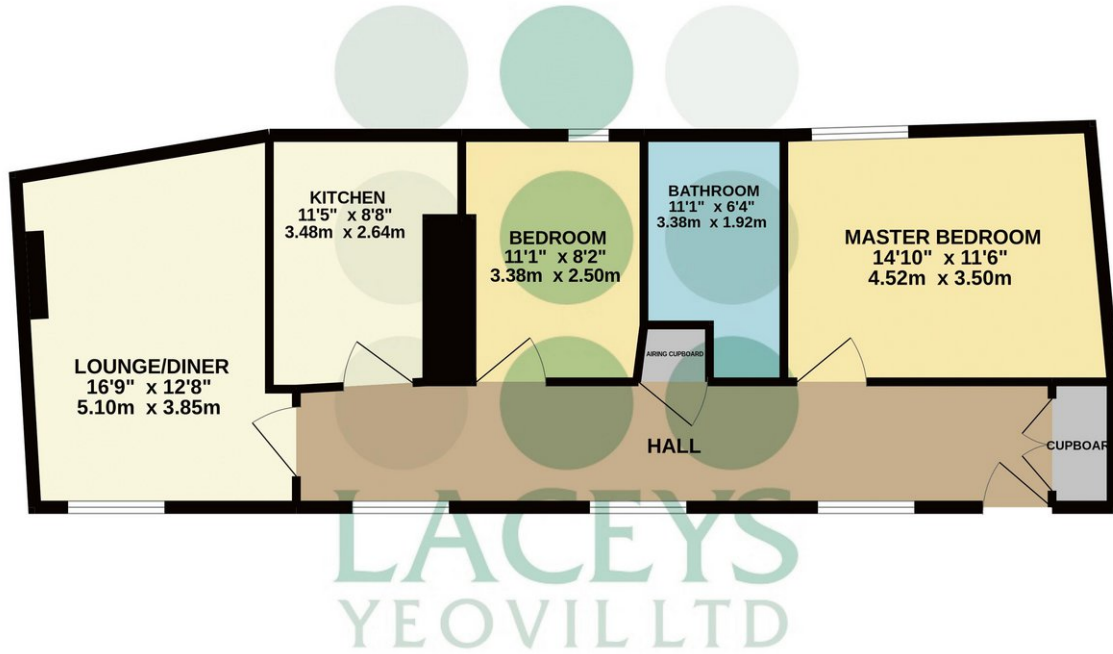
**Bathroom**

Fitted with a white suite comprising of low level WC, pedestal wash hand basin and bath with electric Mira shower over and tiling to splash prone areas. Heated towel rail. Ceiling light point. Extractor fan.

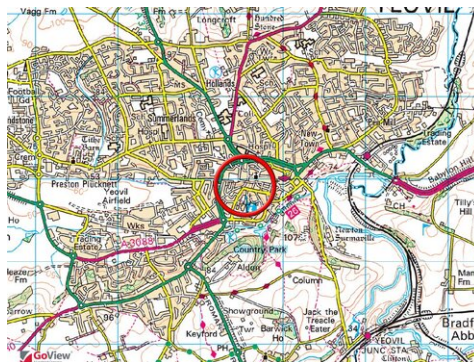
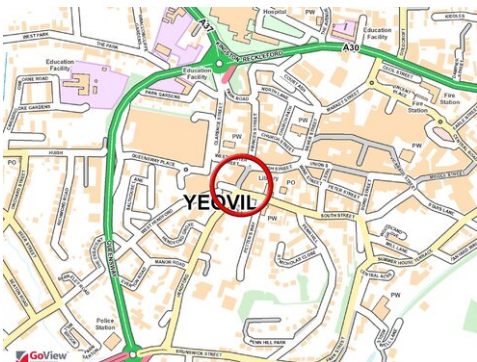
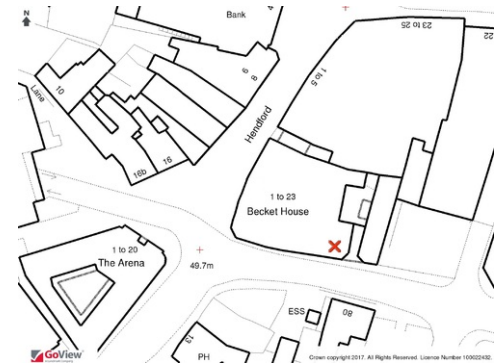
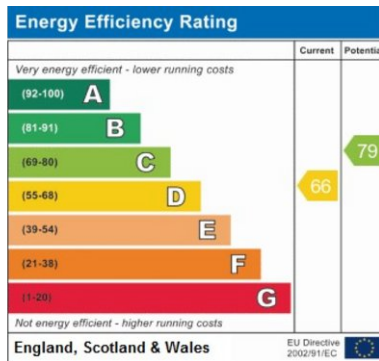




## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee 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

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 Digital Markets, Competition and Consumers Act 2024

Material Information applicable in all circumstances

- Council Tax Band - B
- Asking Price - £106,000
- Tenure - Leasehold

The lease is from 01/01/2006 to 31/12/2130 being 125 years.

Service Charge £618.99/half year.

Ground Rent- £75/half year.

Ground Rent will increase on the 1st January 2031 until 31st December 2055 to a yearly Ground Rent of £600 per annum. 1st Jan 2056 to 31st Dec 2080- £1000 per annum. 1st Jan 2081 -31st Dec 2105- £1500 per annum. 1st Jan 2106 to 31st Dec 2130- £1800 per annum. Please note that the property is located within a building where commercial activity takes places. If a mortgage is required we suggest that your lender is informed prior to you submitting an offer.

### **Material Information applicable in all circumstances.**

The Ground Rent for the Property will, from 1st January 2031, be in excess of £250 and therefore, when this occurs, the Lease could then qualify as an Assured Tenancy under the Housing Act 1988. The Landlord would then have the right to seek possession of the property in certain circumstances, one of which is the non-payment of Ground Rent within 40 days. Although landlords may struggle in practice to obtain possession, it may not meet mortgage lender's requirements (dependent on individual mortgage lender requirements). Therefore if the property is being purchased with a mortgage, the Vendor will provide an Indemnity Policy, which we're advised is usually accepted. However, this provides protection for the Lender only. We therefore recommend that all interested parties take suitable Legal and Lender advice prior to a commitment to purchase.

Please note the photos are prior to the current tenant moving in.

### **Stamp Duty**

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 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 -Electric Heating
- 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 - There is no parking with this property however public car parks are close by.

### **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; As often as is necessary and at least once in every seventh year and in the year preceding the termination of the said term to paint with two coats of the best quality paint and in a proper and workmanlike manner all the internal wood metal stone and other work of the demised premises. To clean all the interior surfaces of all windows of the demised premises at least once in every four weeks. Not to bring into the demised premises or any part thereof any article which would impose a load of more than 1.5 kilonewtons per square metre or any article which is or may become a dangerous to the development or the occupants thereof. Not at any time during the said term separately to assign transfer underlet or part with the possession or occupation of any part or parts of the demised premises but only to assign transfer underlet or part with the possession thereof as a whole and not so to assign transfer underlet or part with the possession thereof as a whole and not so to assign transfer underlet or part with the possession or occupation of the demised premises during the last seven years of the seven years of the said term without the prior written consent of the landlord or its agents (not to be unreasonably withheld). Not to use or allow the demised premises to be used except as a private residence in the occupation of a single family and not to use or allow the same to be used for the purpose of holiday lettings. Not to keep in the demised premises any bird animal or reptile whatsoever without the express consent of the management company. Not to use the demised premises for any illegal immoral or improper purpose. Other restrictions apply, please enquire with your conveyancer for further information.

- 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 - 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. However we are aware that a planning application has been submitted for the erection of a detached apartment block consisting of 3 one bedroomed and 3 two bedroomed units at 11 Hendford, Yeovil.  
Property is Grade II listed and located within a conservation 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 8/7/2025. 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.