

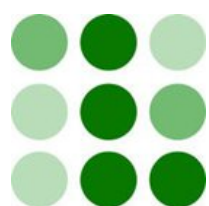


Woodland Terrace, Yeovil, Somerset, BA20 1NY

Guide Price £100,000

Share of Freehold

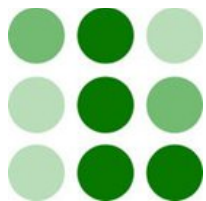
A well presented one bedroom ground floor flat set in this convenient location providing good access to local amenities. The flat benefits from UPVC double glazing, gas heating, shower room, double bedroom & an enclosed rear garden. No Onward Chain.

 **LACEYS
YEOVIL LTD**



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Flat 1, 20 Woodland Terrace, Yeovil, Somerset, BA20 1NY



- A Well Presented One Bedroom Ground Floor Flat
- Convenient Location, Providing Good Access To Local Amenities
- UPVC double Glazing
- Gas Heating
- Shower Room
- Double Bedroom
- Enclosed Rear Garden
- No Onward 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 425 115**.

Accommodation Comprises

Frosted double glazed front door to the Communal Entrance Hall (Two flats only that use this entrance), wooden door to the Entrance Lobby.

Entrance Lobby

Doors to the Lounge & Bedroom.

Lounge 3.81 m x 3.73 m (12'6" x 12'3")

Built in gas fire. TV point. Built in understairs storage cupboard. Ceiling light/fan. UPVC double glazed window, rear aspect. Door to the Kitchen.

Kitchen 2.95 m x 2.39 m (9'8" x 7'10")

Comprising inset single drainer, single sink unit with mixer tap, rolltop worksurface with cupboards & drawers below. Built in oven & hob with extractor above. Recess for washing machine, plumbing in place. Recesses for under counter fridge & freezer. Wall mounted cupboards. Wall mounted Main hot water boiler. Vinyl flooring. UPVC double glazed window, rear aspect. Door to the Rear Lobby.

Rear Lobby

Door to the Shower Room. Frosted UPVC double glazed door to the Rear Garden.

Bedroom 3.61 m x 3.51 m (11'10" x 11'6")

Phone point. UPVC double glazed bay window, front aspect.

Shower Room

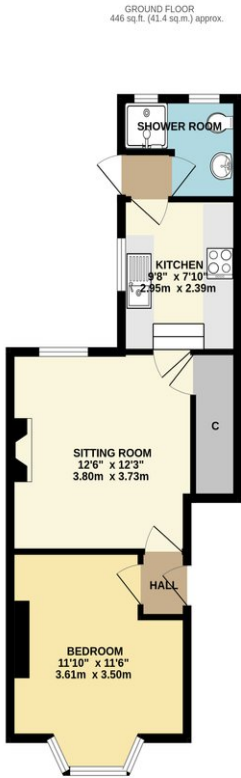
Comprising corner shower cubicle with wall mounted shower in situ, panelled surround. Pedestal wash basin. Low flush WC. Wall mounted panel heater. Frosted UPVC double glazed window, rear aspect.

Outside

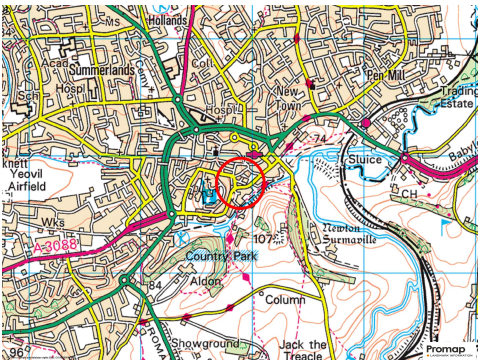
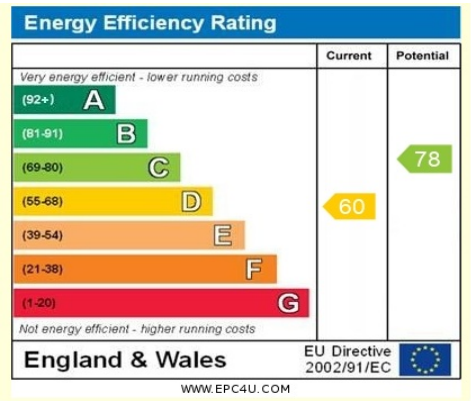
To the rear there is an enclosed garden comprising a paved patio area, which is bounded by fencing & walling. Timber gate provides rear access.



Flat 1, 20 Woodland Terrace, Yeovil, Somerset, BA20 1NV



TOTAL FLOOR AREA : 446 sq. ft. (41.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 guidance 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
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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 £100,000
- *Tenure* - Share of Freehold, Lease 999 years from 25th March 1990.
- *Buildings Insurance* - £202.72 - 8/3/25-7/3/26
- *Ground Rent* - £20 p/a
- *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* - 1 Bedroom 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 fire in the Lounge. Wall mounted electric heater in the shower room. Hot water boiler located in the 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 Road Permit Parking.

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;- Not to use the flat for any purpose whatsoever than as a private residence of one family only. Not to play or use any piano, gramophone, record player, radio or TV, loudspeaker or mechanical or other musical instrument of any kind between the hours of 11pm and 9am. Once in every 7 years paint all the inside wood and ironwork of the Flat. Within one month after every assignment, mortgage charge, transfer or underlease or affecting the flat to produce the same to the Lessor's Solicitors for registration and to pay a fee of not less than £35 plus VAT. *More covenants in place refer to your solicitor.
- *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.
- *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) - 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 12/9/2025. 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.