

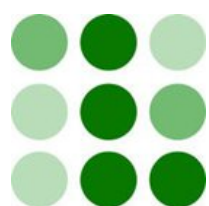


Flat 3, Benbow House, Great Mead, Wyndham
Park, Yeovil, Somerset, BA21 5FL.

Guide Price £120,000

Leasehold

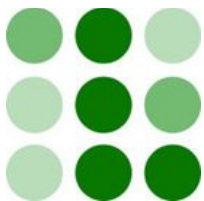
A very well presented one bedroom ground floor flat set in this popular residential location, offering a good opportunity to First Time Buyer(s). The flat benefits from UPVC double glazing, gas central heating, secure intercom entry and allocated parking.

 **LACEYS
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Flat 3, Benbow House, Great Mead, Wyndham Park,
Yeovil, Somerset, BA21 5FL



- A Very Well Presented One Bedroom Ground Floor Flat
- Popular Residential Location
- Close To Local Amenities
- UPVC Double Glazing
- Gas Central Heating
- Secure Intercom Entry
- Open Plan Lounge/Kitchen
- Allocated Parking Space
- 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

Communal Door with Intercom to the Communal Lobby, Flat door to the Entrance Hall.

Entrance Hall

Radiator. Two built in storage cupboards. Laminate flooring. Wall mounted Intercom handset. UPVC double glazed window, rear aspect. Doors to the Lounge/Kitchen, Bedroom & Bathroom.

Open Plan Lounge/Kitchen 6.05 m x 4.59 m (19'10" x 15'1")

Lounge Area - TV point. Phone point. Radiator. Laminate flooring. Built in storage cupboard. Space for table & chairs. UPVC double glazed window, front aspect. UPVC double glazed double opening doors to a paved seating area.

Kitchen Area - Comprising inset stainless steel single drainer, 1 1/2 bowl 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. Recess for tumble dryer. Space for upright fridge/freezer. Wall mounted cupboards. Wall mounted Ideal combi boiler. Extractor fan. Laminate flooring. Two UPVC double glazed windows, both rear aspects with outlooks.

Bedroom 3.30 m x 2.97 m (10'10" x 9'9")

Radiator. Laminate flooring. UPVC double glazed window, front aspect.

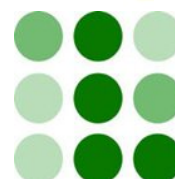
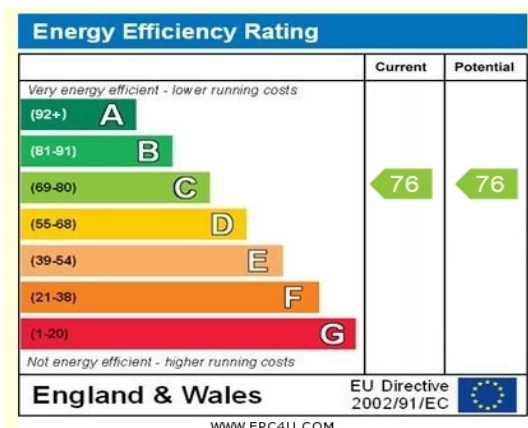
Bathroom 1.90 m x 1.68 m (6'3" x 5'6")

White suite comprising bath with mixer tap, electric shower in situ, tiled surround. Pedestal wash basin. Low flush WC. Heated towel rail. Extractor fan. Laminate flooring. Shaver point.

Outside

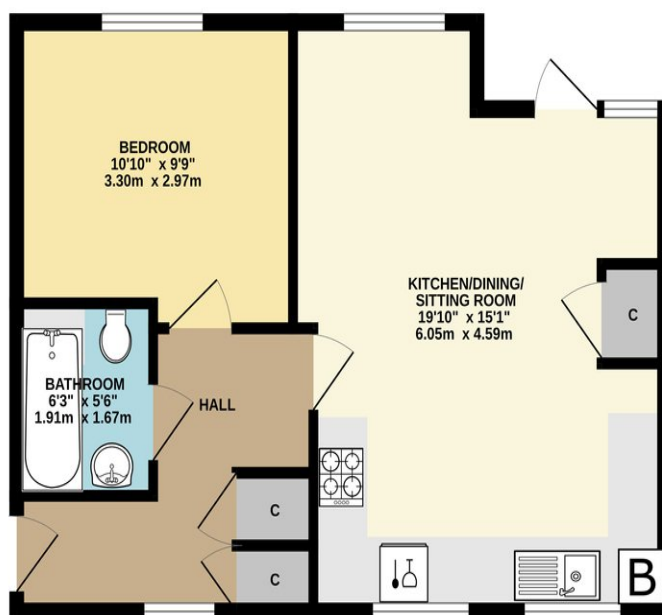
To the front there is a paved seating area, with railings in front.

To the rear there is an allocated parking space.



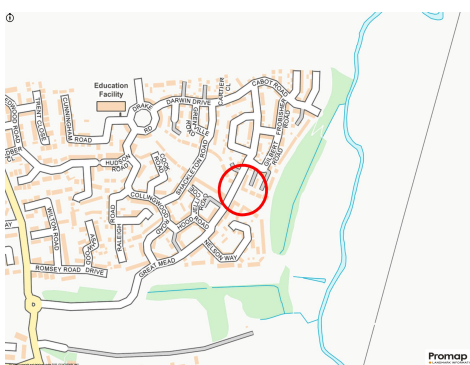
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GROUND FLOOR
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA: 484 sq.ft. (45.0 sq.m.) approx.

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 for any prospective purchase. 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.

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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* -
- *Asking Price* - Guide Price £120,000
- *Tenure* - Leasehold - 155 years from 1 January 2012
- *Service Charge* - £2360 p/a
- *Ground Rent* - £230.62 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 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 on a meter.
- *Sewerage* - Mains
- *Heating* - Gas Central Heating, Ideal combi boiler located in the kitchen that also heats the hot water.
- *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* - Allocated Parking 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* - We'd recommend you review the Title/deeds of the property with your solicitor. Restricted Covenants include;- To decorate once in every 7 years all interior parts of the flat. Not to underlet or part or share possession of any part of the Property in any way whatsoever. To be used as a private dwelling occupied by only one family. Not without written consent of the Developer to keep any animal, bird or reptile in the Flat. Not to allow any radio, TV or musical instrument to be played or any music or singing to take place between 11pm & 8am. *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) - 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 28/10/2025. 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.