



Flat 28, Mulberry House, 2 Canon Woods Close,  
Sherborne, Dorset, DT9 6FH

Guide Price £170,000

Leasehold

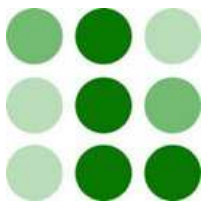
A well proportioned & well presented two bedroom first floor retirement apartment for the over 55's (Shared ownership 50%) set in this well maintained complex offering many facilities to the residents. The apartment benefits from under floor heating, UPVC double glazing, en-suite to the main bedroom and an underground parking space (paid for PA).

 **LACEYS**  
**YEOVIL LTD**



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- A Well Proportioned Two Bedroom Retirement Apartment For The Over 55's
- Well Presented Throughtout
- 50% Shared Ownership
- Secure Intercom Entry, Two Lifts Available
- Underfloor Electric Heating
- UPVC Double Glazing
- En-Suite To Main Bedroom
- Underground Parking Available (Extra Cost)

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**

Secure Intercom Entry communal doors in to the communal reception area, further secure coded entry doors provide access to the corridor's & two lifts that are available to the first floor. Flat front door to the Entrance Hall.

### **Entrance Hall**

Two built in storage cupboards, one of which has plumbing in place for the washing machine. Underfloor electric heating. Doors to the Kitchen, both Bedrooms & the Bathroom.

### **Kitchen 4.52 m x 2.34 m (14'10" x 7'8")**

Comprising inset stainless steel 1 1/2 bowl sink unit with mixer tap, splashback and rolltop worksurface with cupboards & drawers below. Built in oven & hob, extractor above. Built in microwave. Integrated slimline dishwasher. Integrated fridge/freezer. Wall mounted cupboard. Underfloor electric heating. Tiled floor. Inset ceiling spotlights. UPVC double glazed window, side aspect. Open plan in to the Lounge area.

### **Lounge 4.90 m x 3.48 m (16'1" x 11'5")**

TV point. Phone point. Inset ceiling spotlights. Underfloor electric heating. Three UPVC double glazed windows, front & side aspects with outlooks. UPVC double glazed door to the balcony.

### **Bedroom One 4.75 m x 4.17 m (15'7" x 13'8")**

Built in triple fronted wardrobe. Dimmer switch. Underfloor electric heating. UPVC double glazed window, front aspect with outlook.

### **En-Suite Shower Room 2.36 m x 1.80 m (7'9" x 5'11")**

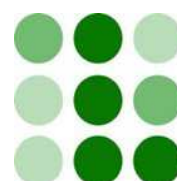
Modern white suite comprising a walk in triple width shower with wall mounted shower, oversized head and tiled surround. Wall mounted vanity sink unit. Low flush WC. Heated towel rail. Extractor fan. Underfloor electric heating. Inset ceiling spotlights. Fully tiled walls. Tiled floor.

### **Bedroom Two 4.78 m x 3.25 m (15'8" x 10'8")**

Dimmer switch. Underfloor electric heating. UPVC double glazed window, front aspect with outlook.

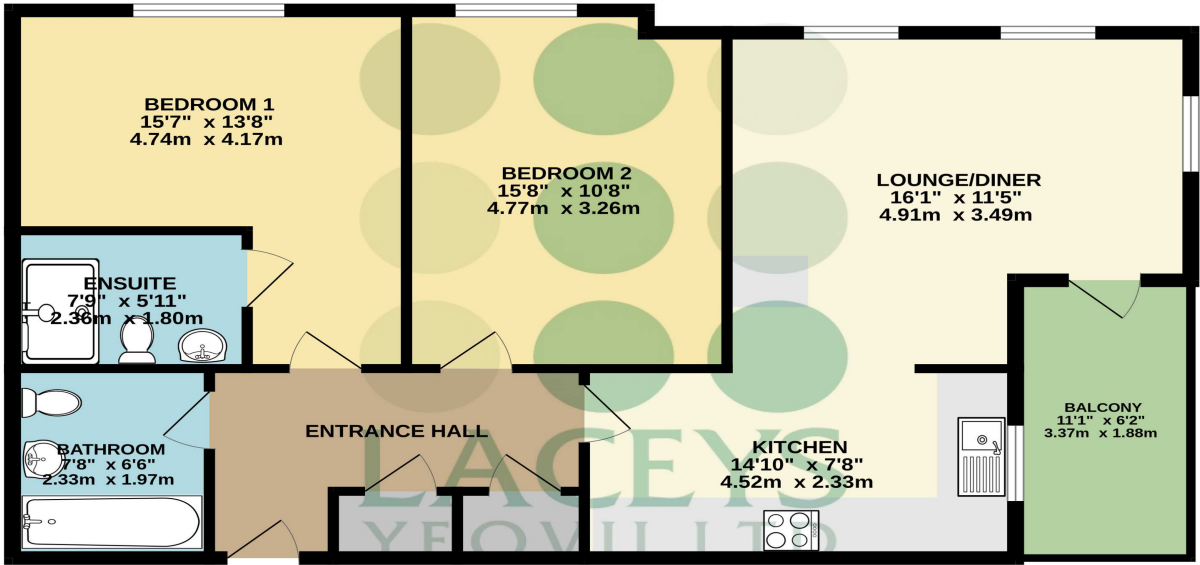
### **Bathroom 2.34 m x 1.98 m (7'8" x 6'6")**

White suite comprising bath with tiled surround. Coupled wash basin & low flush WC. Heated towel rail. Extractor fan. Tiled floor. Underfloor electric heating.

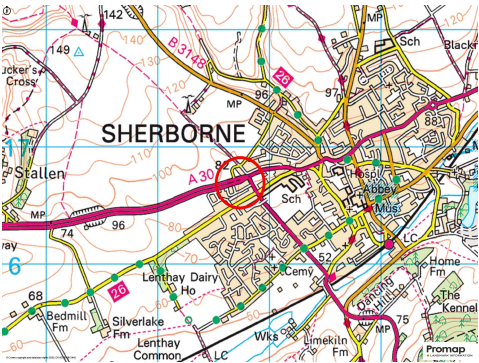
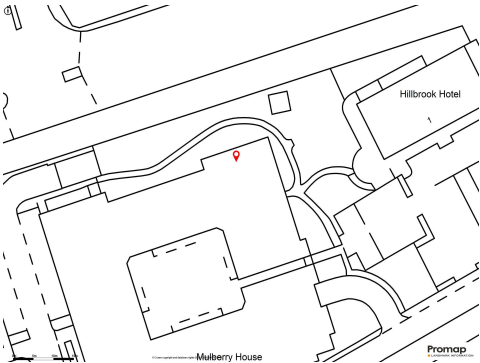
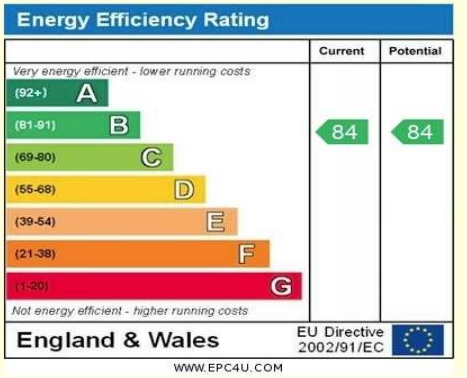


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FLOORPLAN  
880 sq.ft. (81.8 sq.m.) approx.



TOTAL FLOOR AREA : 880 sq.ft. (81.8 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 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.  
Made with Metroplan 5/2025



**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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## Material Information

Material Information in compliance with the Digital Markets, Competition and Consumers Act 2024.

### Material Information applicable in all circumstances

- *Council Tax Band* - D
- *Asking Price* - Guide Price £170,000 (50% Shared Ownership)
- *Tenure* - Leasehold - 8th November 2022 up to & including 1st November 2146.
- *Service Charge* - £4790.32 per annum
- *50% Rent Share* - £608.26 per month
- *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 First Floor Apartment
- *Property Construction* - Purpose Built
- *Number And Types Of Rooms* - See Details and Plan, all measurements being maximum dimensions provided between internal walls.
- *Electricity Supply* - Mains
- *Water Supply* - Mains, billed by First Port.
- *Sewerage* - Mains, billed by First Port.
- *Heating* - Electric underfloor heating.
- *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* - Underground Parking Bay available at a cost of £550 per annum.

### 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 use the Premises as a private residence in occupation by a single household only. Not to keep any animal or bird on the Premises without prior written consent of the Landlord, which consent may be revoked at any time. No assignment/underletting/charge/mortgage/parting possession of PART ONLY of the premises. Assignment/underletting/parting possession of the WHOLE of the premises could be permitted following prior written consent of the Landlord, and following a 4 week Nomination Period during which the Landlord has the right to find a purchaser. In the case of mortgaging/charging the Whole, suitable notice needs to be provided to the Landlord (inc. details regarding Lender and amount of advance), and no further advances or borrowings may be taken out without the prior written consent of the Landlord. Restricted Covenants include; We believe that the Lease contains a penalty clause in the event of Assignment of the Whole premises, which could currently amount to 25% of the 100% Market Value, but the Landlord may not require this:-

- (a) When the lease is assigned both:
  - (i) To a person nominated by the Landlord within a period of 4 weeks from the receipt by the landlord of notice from the leaseholder to the effect that the Leaseholder wishes to assign their interest in the premises (Nomination Period); AND
  - (ii) At a price no greater than the Acquired Percentage

OR

- (b) If the Landlord fails within the nominated period to make any nomination OR the landlord's nominee fails to enter into a binding contract
- OR
- (c) When the lease is surrendered.

WE RECOMMEND THAT YOU TAKE LEGAL ADVICE REGARDING THE WHOLE LEASE, BUT IN PARTICULAR THIS ASSUMED PENALTY CLAUSE, BEFORE COMMITTING TO A PURCHASE.

Exclusions include disposal under a will or intestacy, or under certain specified Family Law Acts of Parliament.

Management Fee - Disposal Fee, 2% of the 100% Market Value up to the first 12 months of ownership, increasing by a further 2% for each year passing, up to a maximum of 10%; PLUS reasonable Landlord costs, administration fee and expenses / costs / claims / damage / losses etc. Requirement to observe covenants in a superior lease, please take legal advice. \*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 (defined as the chance of flooding each year as less than 0.1%) and LOW RISK from Surface Water flooding (defined as the chance of flooding as year as between 0.1% and 1%). For detailed checks please visit the 'Long Term Flood Risk' on the government website.
- *Coastal Erosion Risk* - N/A
- *Planning Permission* - There are various future developments on the other side of the A30 in the pipeline, solicitors to do their normal searches and advise/report accordingly
- *Accessibility/ Adaptations* - N/A
- *Coalfield Or Mining Area* - N/A

*Energy Performance Certificate (EPC Rating)* - B

## **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 11/12/2025. 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.