



Great Mead, Yeovil, BA21 5BP

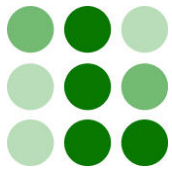
Guide Price £147,000
LEASEHOLD

A well proportioned & well presented two bedroom 2nd floor flat set in a nice position with a very nice outlook, provides an ideal opportunity for First Time Buyer(s). The flat benefits from secure intercom entry, gas central heating, UPVC double glazing, balcony from the lounge & allocated parking.

 **LACEYS**
YEOVIL LTD



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56 Great Mead, Yeovil, BA21 5BP



- A Well Presented Two Bedroom Second Floor Flat
- Popular Wyndham Park Development
- Secure Intercom Entry
- Allocated Parking
- Gas Central Heating and UPVC Double Glazing
- Balcony From The Lounge With Lovely Outlook
- Good Opportunity For First Time Buyer(s) &

www.rightmove.co.uk
www.primelocation.com
www.zoopla.co.uk

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**.

ACCOMMODATION

The **ACCOMMODATION** comprises:

Communal front door with intercom entry to communal hall and stairs that lead up to the flat front door.

Entrance Hall

Radiator. Vinyl flooring. Wall mounted intercom handset. Built in storage cupboard. Doors to lounge, kitchen, both bedrooms and bathroom.

Lounge 3.80m (12'6") x 3.48m (11'5")

Radiator. TV point. Vinyl flooring. Upvc double glazed sliding patio door to balcony

Kitchen 3.00m (9'10") x 1.87m (6'2")

Comprising inset stainless steel, single drainer, single sink unit with mixer tap, rolled top worksurfaces with cupboards and drawers below. Built in oven and hob with extractor over. Recess for washing machine with plumbing in place. Integrated fridge/freezer. Wall mounted cupboards. Wall mounted Ideal Logic combi boiler. Extractor fan. Vinyl flooring. Upvc double glazed window with rear aspect.

Bedroom One 4.49m (14'9") x 3.68m (12'1")

Radiator. Vinyl flooring. Upvc double glazed window with front aspect.

Bedroom Two 3.65m (12') x 2.77m (9'1")

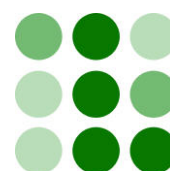
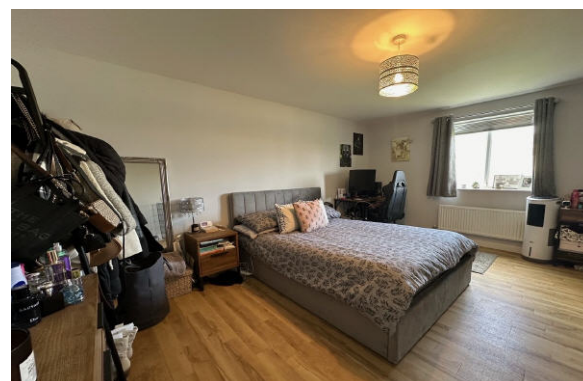
Radiator, Built in cupboard. Vinyl flooring. Upvc double window with rear aspect.

Bathroom

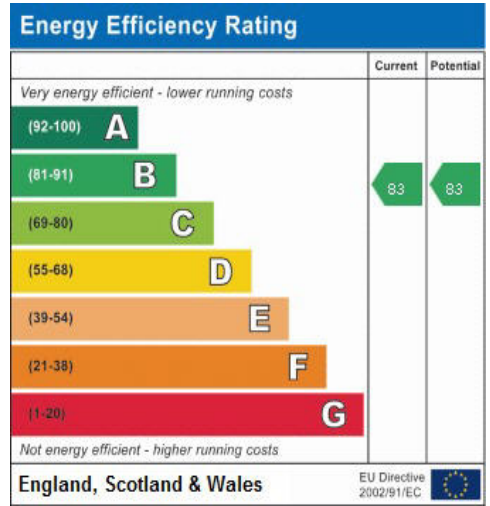
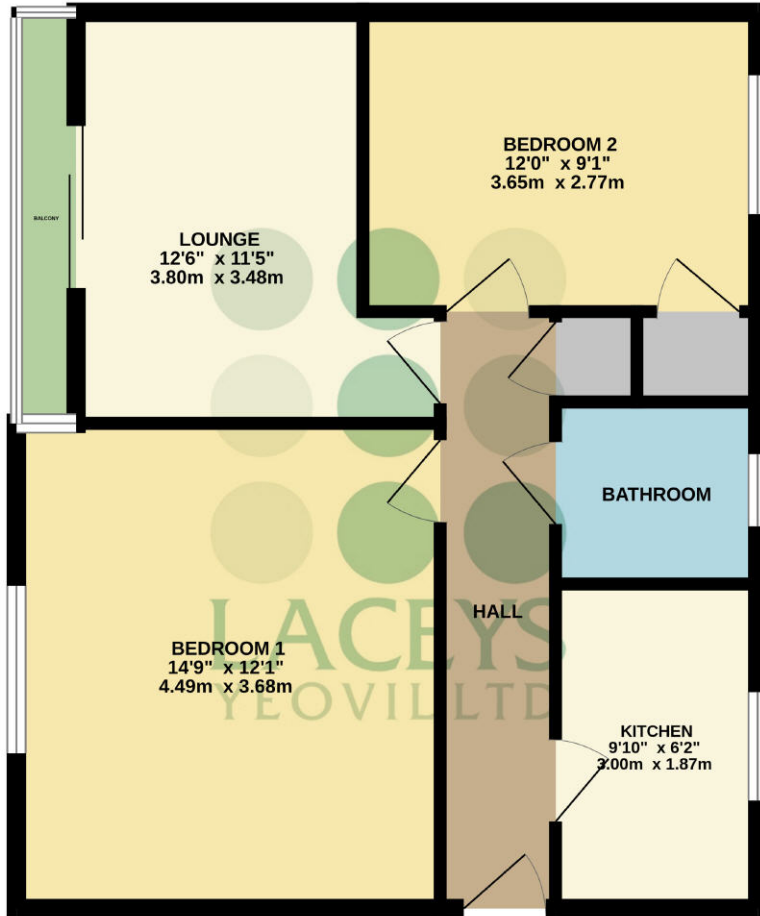
White suite comprising bath with wall mounted Triton electric shower over with tiled surround. Pedestal washbasin. Low flush WC. Radiator. Extractor fan. Shaver point. Vinyl flooring. Frosted Upvc double glazed window with front aspect.

Outside

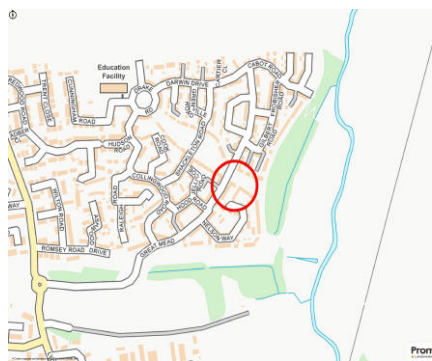
Balcony from the lounge with views. Allocated parking to the rear.



SECOND 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

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Material Information

In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance.

Part A

- Council Tax Band - B
- Asking Price - Guide Price £147,000
- Tenure - Leasehold
- Lease length - 155 years from 1st January 2012
- Service Charge - Block Service Charge - £1552.30 1.1.23 - 31.12.23 & Estate Service Charge - £88.40 1.1.23 - 31.12.23 (Variable) (Currently awaiting 2024 figures)
- Ground Rent - £230.62 per annum upward only rent reviews every 10 years by RPI. Next review 1.1.2032.
- Open Space Management - Meadfleet - £114.62 1.2.23 - 31.1.24 (Variable)

Part B

- Property Type - 2 Bed Second 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, Combi Boiler located in the kitchen, which also heats the hot water.
- Broadband - Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>. Current connection is FTTC.
- Mobile Signal/Coverage – Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>.
- Parking - Allocated parking for a vehicle.

Part C

- 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. Restrictions/Obligations include; Use - Private dwelling occupied by one family (no business use). To decorate once in every 7 years. No partial subletting AT ALL. Underletting whole permitted subject to consent of developer. Whole selling/letting subject to applicant entering into covenant with developer and paying costs of developer's solicitor and 0.05% of value of transaction + VAT (no less than £25). Not to use parking space except for parking a private motor car or motor cycle or commercial vehicle not exceeding 1.5 tonnes which is taxed and in roadworthy condition. No car repairs (except minor). No storage of any inflammable material. Not to keep in the flat any animal, bird or reptile without written consent. No audible sound from flat 11pm - 8am. No external aerials. All floors in the flat to be carpet & underfelt or vinyl in bathroom & kitchen only or sound absorbing tiles. *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 - 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%)
- 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) - 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 24.4.2024. However, such information could change after compilation of the data, so Lacey's cannot be held liable for any changes post compilation or any accidental errors or omissions. Furthermore, Lacey's are not legally qualified and conveying 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.