



Kiddles, Yeovil, BA21 4EP

Guide Price £47,500
LEASEHOLD

A ground floor studio flat in need of updating set in a convenient position close to the town centre. The studio comprises, lounge/bedroom, kitchen, bathroom and a garage in a block close by. Due to the short lease suitable for cash buyers only. No Onward Chain.

 **LACEYS**
YEOVIL LTD



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

22 Kiddles, Yeovil, BA21 4EP

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 into:

Communal Lobby

Wooden fire door into:

Entrance Hall

Built in airing cupboard. Wooden doors to lounge/bedroom and bathroom.

Lounge/Bedroom 2.97m (9'9") x 2.93m (9'7")

Wall mounted night storage heater. Tv point. Telephone point. Fitted wardrobes and wall mounted cupboards. Coved ceiling. Window with front aspect. Throughway to:

Kitchen 2.10m (6'11") x 1.50m (4'11")

Comprising inset stainless steel, single drainer, single sink unit with mixer tap. Worktop with cupboards and drawers below. Recess for washing machine with plumbing in place. Recess for cooker. Wall mounted cupboard. Vinyl flooring. Strilight. Window with front aspect.

Bathroom

Comprising bath with wall mounted Triton Rapid electric shower. Tiled surround. Wall mounted wash basin. Low flush Wc. Vinyl flooring. Frosted window with front aspect.

Agents Notes

EPC Rating = C. Council Tax Banding = A
Guide Price £47,500

Ground Rent for the current financial year, 1st January 2024 to 31st December 2024, is £45.00.

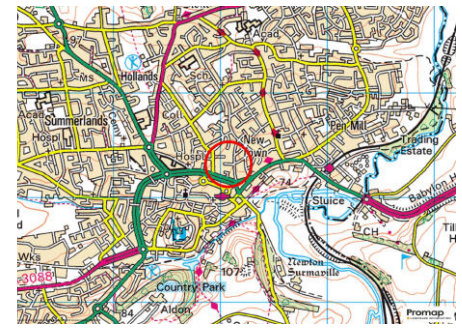
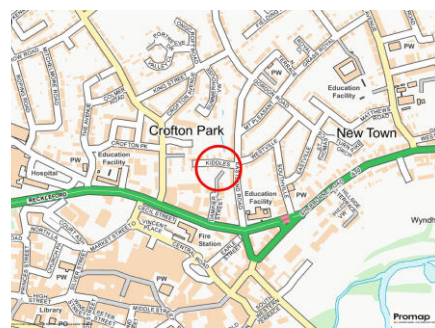
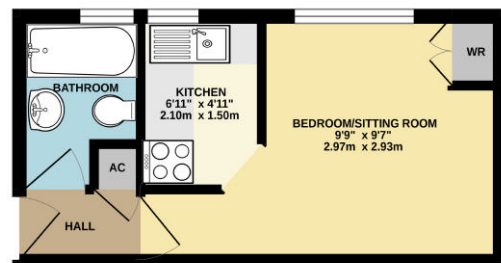
Service Charge for the current financial year 1st January 2024 to 31st December 2024 is £458.96. We are unable to confirm the review dates.

Lease term of 99 years from 1st December 1980.

The Ground Rent for Garage A11 for the current financial year, 1st January 2024 to 31st December 2024, is £20.00.



GROUND FLOOR
191 sq.ft. (17.7 sq.m.) approx.



TOTAL FLOOR AREA: 191 sq.ft. (17.7 sq.m.) approx.
which have already been made to ensure the accuracy of the Energy Performance Certificate. Measurements of floor, window openings and wall thicknesses are taken to the nearest millimetre. The service, system and appliance room have not been measured and the quantities are given as an estimate only. The energy performance is based on the current state of the property.

| Energy Efficiency Rating | | |
|---|--------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| A (92-100) | | |
| B (81-91) | | |
| C (69-80) | | |
| D (55-68) | | |
| E (39-54) | | |
| F (21-38) | | |
| G (1-20) | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EPC Directive 2002/91/EC | |

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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.