

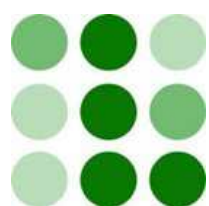


The Arena, Hendford, Yeovil, Somerset,
BA20 1TH

Guide Price £65,000

Leasehold

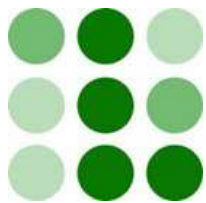
A second floor, well presented one bedroom retirement apartment for the over 55's set in a central location providing easy access to the town and local amenities. The apartment benefits from double glazing, modern shower room, lift access, communal lounge & communal garden area. No Onward Chain.

 **LACEYS
YEOVIL LTD**



12-14 Hendford, Yeovil, Somerset, BA20 1TE

Tel: 01935 425115 Email: info@laceysyeovil.co.uk



Flat 14 The Arena, Hendford, Yeovil, Somerset, BA20 1TH



- A Second Floor One Bedroom Retirement Apartment For The Over 55's
- Central Location
- Good Access To The Town
- Well Presented Throughout
- Double Glazed
- Electric Heating
- Shower Room
- Communal Lounge & Communal Garden
- Lift Access
- Intercom entry
- 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

Communal front door with Intercom provides access to the communal lobby, access to the communal Lounge, stairs & lift access provided to the top floor, where No14 can be found. Flat front door to the Entrance Hall.

Entrance Hall

Wall mounted night storage heater. Wall mounted intercom handset. Phone point. Hatch to roof space. Doors to the Lounge, Bedroom & Shower Room.

Lounge 4.39 m x 4.06 m (14'5" x 13'4")

Wall mounted night storage heater. TV point. Coved ceiling. Built in airing cupboard that houses the hot water tank. Two double glazed sash windows, both front aspects. Archway through to the Kitchen.

Kitchen 3.53 m x 1.88 m (11'7" x 6'2")

Comprising inset stainless steel single drainer, 1 1/2 bowl sink unit with mixer tap, tiled surround and rolltop work surface with cupboards & drawers below. Built in oven & hob with extractor over. Recess for washing machine, plumbing in place. Recess for under counter fridge. Wall mounted cupboards. Vinyl flooring. Coved ceiling. Inset ceiling spotlights. Two double glazed sash windows, side aspects.

Bedroom 3.86 m x 3.02 m (12'8" x 9'11")

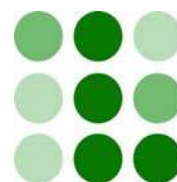
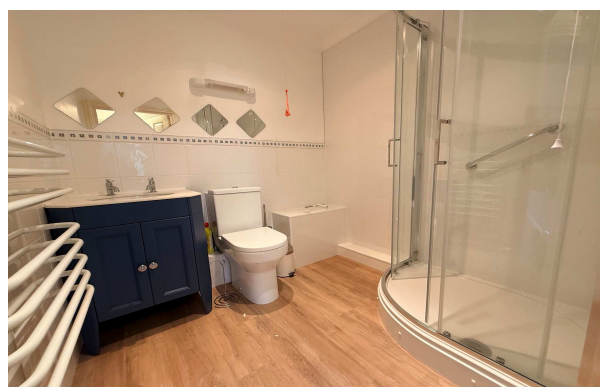
Wall mounted electric panel heater. Built in double fronted wardrobe. TV point. Coved ceiling. Phone point. Double glazed sash window, side aspect.

Shower Room 2.03 m x 2.03 m (6'8" x 6'8")

Comprising corner shower cubicle with a wall mounted Mira Sport electric shower in situ, panelled surround. Vanity sink unit. Low flush WC. Heated towel rail. Wall mounted light/shaver point. Extractor fan. Emergency pull cord. Inset ceiling spotlights.

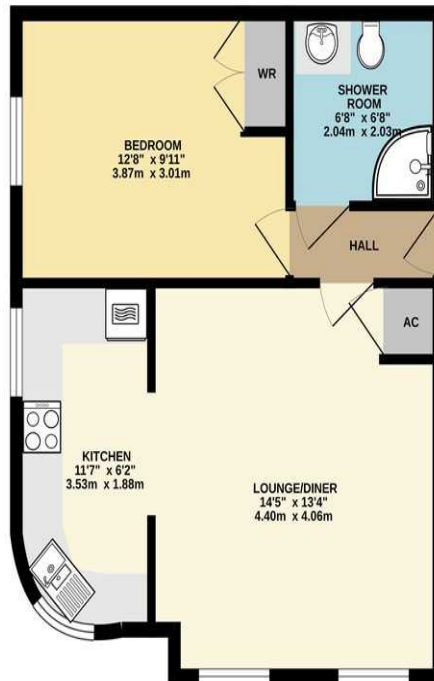
Outside

There is an enclosed courtyard garden.

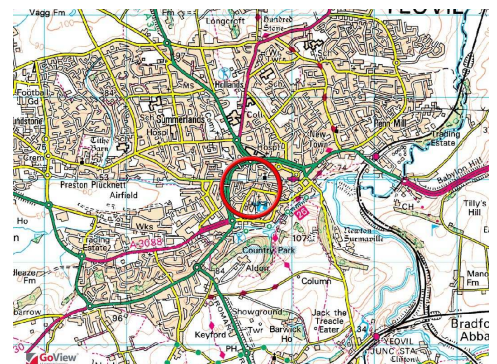


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SECOND FLOOR
472 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA- 472 sq.ft. (43.9 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 misstatement. 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 Metropix (2020)



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* - B
- *Asking Price* - Guide Price £65,000
- *Tenure* - Leasehold - 125 years from 01.01.2005
- *Service Charge* - £3006.00 p/a (2025)
- *Ground Rent* - £250.00 p/a (2026)
- *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* - Electric storage & panel heaters, hot water tank is located in the airing cupboard in the Lounge.
- *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* - No 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:- Qualified person - A person aged 55 years or above. Max 3 occupiers. No playing/using musical instruments, TV, radio/loudspeaker or other noise making instrument, or practice singing, as to annoy other flat occupiers, or to be audible outside of flat between 11pm & 7am. No bird, dog or other animal in flat without prior consent of Landlord & manager (subject to separate agreement with conditions). No partial assignment or underletting. Only assign/let whole, for the purposes of occupation by a qualified person, subject to:- medical certificate confirming ability to comply with lease terms, transfer fee not exceeding 1% +VAT of gross 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

Conservation Area - We understand that the property sits in a conservation area. We recommend that you make your own enquiries regarding this.

Article 4 - We understand that the property is in an "Article 4 Direction" (A4D) in planning law is a mechanism that allows a local council to remove certain permitted development rights for a specific area or property. This means that developments which would normally be permitted without needing planning permission, such as minor alterations or changes of use, now require a planning application and permission from the council.

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 30/09/2026. 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 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.