



The Arena, Yeovil, Somerset, BA20 1TH

Guide Price £65,000

Leasehold

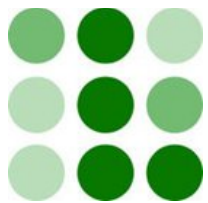
This spacious first floor lift served retirement property (over 55's) is situated in a most convenient town centre location and is offered for sale with no forward chain. The accommodation includes an entrance hallway, shower room, double bedroom with fitted wardrobe, sitting room and a fitted kitchen. Outside there is the use of a communal courtyard garden whilst internally on the ground floor there is a residents lounge. Communal bin storage can be found on the far side of the building.

 **LACEYS
YEOVIL LTD**



The Arena, Yeovil, Somerset, BA20 1TH

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- Spacious First Floor Retirement Apartment (over 55's)
- Central Location
- Double Glazed Sash Windows
- Electric Heating
- Modern Fitted Kitchen
- Shower Room
- Double Bedroom With Fitted Wardrobes
- No Froward 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 425115**.

The **ACCOMMODATION** comprises:

Entrance Hallway

As you enter the property you are greeted with an entrance hallway which has doors leading to the bedroom, sitting room and shower room. There is a ceiling light point, a night storage heater and an intercom entry handset.

Sitting/Dining Room 6.89 m x 6.03 m (22'7" x 19'9")

A lovely light room with three sash style double glazed windows overlooking the front of the property. There is a night storage heater, two ceiling light points, wall lamps, a cupboard which houses the hot water heater, a coat cupboard and opening leading to the kitchen.

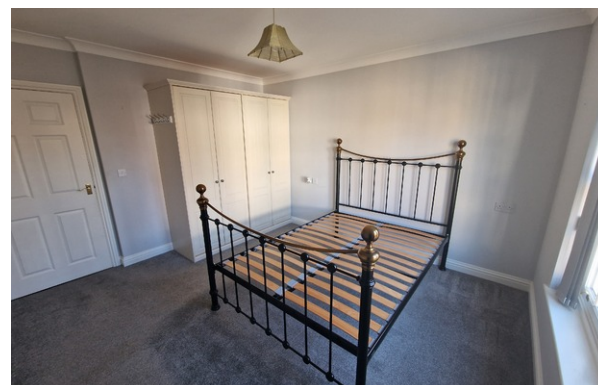


Kitchen 3.65 m x 2.13 m (12'0" x 7'0")

Fitted with an extensive selection of wall and base units with drawers and worksurfaces above, pan drawers and a unit housing the extractor hood over the built in hob. There is an eye level oven and grill, space for a washing machine and a fridge/freezer. The stainless steel sink with mixer tap is conveniently situated under the front facing window.

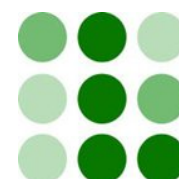
Bedroom 3.95 m x 3.48 m (13'0" x 11'5")

A good size double room with fitted wardrobes, a wall mounted electric heater and a ceiling light point. Two sash style double glazed windows overlook the side of the property.



Shower Room

Fitted with a large shower cubicle with a pull down seat and grab rail, a wash basin with vanity unit beneath and a low level WC. There is spot lighting, a shaver light/point, a wall mounted electric heater and mirror fronted cabinet.



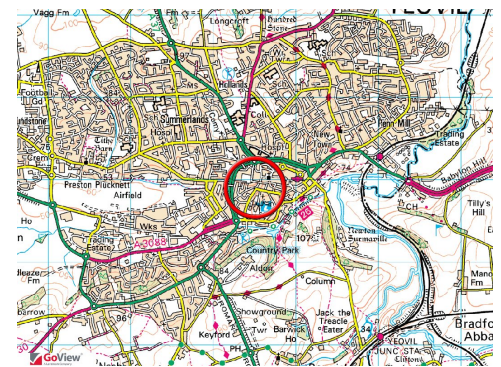
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FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, windows, doors and other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is not to be used as a basis for any purchase or other transaction. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency capabilities. Made with Metropop 02025

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.

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 - C
- Asking Price - Guide Price £65,000
- Tenure - Leasehold
- Lease length - 125 years from 1.1.2005
- Service Charge - £2949.00 p/a 31.12.2024 - 31.12.2025
- Ground Rent - £250.00 p/a (£125.00 paid every 6 months, most recent 1.10.2024 - 31.3.2025), increasing to £500 p/a 1.1.2029 - 31.12.2053, increasing to £1000 p/a 1.1.2054 - 31.12.2078, increasing to £2000 p/a 1.1.2079 - 31.12.2103, increasing to £4000 p/a 1.1.2104 - 31.12.2128.

PART B

- Property Type - First 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
 - Sewerage - Mains
 - Heating - Electric /Night storage and wall mounted panel heaters.
 - Broadband - Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>
 - Mobile Signal/Coverage – Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>
 - Parking - There is no parking with this property.

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. 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 external radio, TV aerial or satellite dish to be erected. No battery powered vehicles in buildings, except in any designated areas. No paraffin or Calor gas heaters. Keep carpets to floors, if required by manager. 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 proceeds of sale or if higher the market value, sinking fund fee of 1% +VAT of gross proceeds of sale or if higher the market value, plus "reasonable" registration fee. *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.
- 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
- We understand that the property is located in a conservation area.

EPC & Other Disclosures

EPC Rating -B

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 21/02/2025. 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.