



Rustywell Park, Yeovil, Somerset, BA20 2NA

Guide Price £75,000

Leasehold

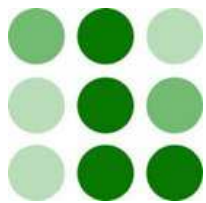
A one bedroom, two reception room detached Park Home for the over 50's, set in this popular & convenient location providing good access to local amenities. The home benefits from UPVC double glazing, electric heating, shower room, enclosed garden areas and off road parking for one vehicle. No Onward Chain.

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18 Rustywell Park, Yeovil, Somerset, BA20 2NA



- A One Bedroom Detached Park Home For The Over 50's
- Two Reception Rooms
- Popular & Convenient Location
- UPVC Double Glazing
- Electric Heating
- Shower Room
- Gardens To All Sides
- Off Road Parking For One Vehicle
- 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

UPVC double glazed door to the Entrance Porch - UPVC double glazed door in to the Dining Area. There is also a UPVC double glazed door in to the Lounge.

Lounge 3.73 m x 2.97 m (12'3" x 9'9")

TV point. Radiator. Three UPVC double glazed windows, front & side aspects. Frosted UPVC double glazed door to outside. Throughway to the Kitchen.



Kitchen 4.80 m x 3.00 m (15'9" x 9'10")

Comprising inset stainless steel single drainer, single sink unit with mixer tap, tiled surround and rolltop worksurface with cupboards & drawers below. Recess for cooker. Recess for washing machine, plumbing in place. Wall mounted cupboards. Wall mounted electric boiler. Phone point. Trail of spotlights. Two UPVC double glazed windows, side aspects. Throughway to Dining Area. Door to the Shower Room.



Dining Area 2.97 m x 2.59 m (9'9" x 8'6")

Radiator. UPVC double glazed, double opening doors to the outside. Sliding door to the Bedroom.

Bedroom 2.99 m x 2.14 m (9'10" x 7'0")

Radiator. UPVC double glazed window, rear aspect.



Shower Room 1.88 m x 1.70 m (6'2" x 5'7")

White suite comprising corner shower cubicle with a wall mounted electric shower in situ, panelled surround. Pedestal wash basin. Low flush WC. Extractor fan. Radiator. Vinyl flooring. Panelled walls. Frosted UPVC double glazed window, side aspect.



Outside

There are garden areas to all sides of the Park Home, comprising paved patio areas, astro turf area, range of plants & shrubs in situ. The garden areas are bounded by fencing. A concrete drive provides off road parking for one vehicle.



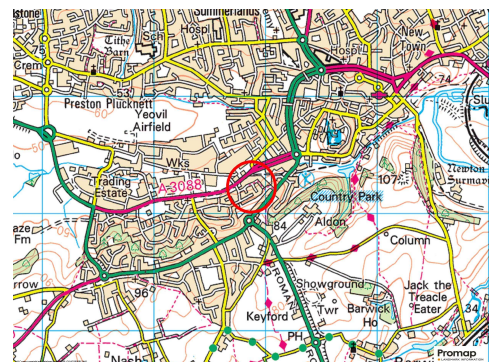
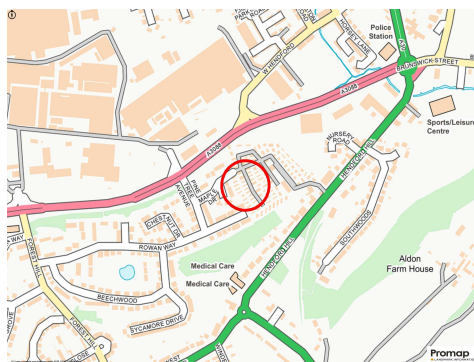
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GROUND FLOOR
456 sq ft (42.4 sq.m.) approx.



TOTAL FLOOR AREA - 456 sq.ft (42.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
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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

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

Material Information applicable in all circumstances

- *Council Tax Band - A*
- *Asking Price - Guide Price £75,000*
- *Tenure - Leasehold - Pitch Fee £227.00 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.gov.uk/calculate-stamp-duty-land-tax>*
- *Other fees/Disbursements payable - Conveyancer's will change 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 Park Home*
- *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 heating via radiators, electric boiler located in the Kitchen.*
- *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 - Driveway*

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. Also to read the Park Rules.*
- *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) - Exempt

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 14/01/2026. 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.