



Court Ash, Yeovil, Somerset, BA20 1HG

Guide Price £97,500

Leasehold

A well presented one bedroom third floor flat set in this convenient location close to the town centre & local amenities. The flat comprises a lounge/kitchenette, double bedroom & bathroom, it also benefits from UPVC double glazing, secure intercom entry, lift and allocated parking to the rear. No Onward Chain.

 **LACEYS
YEOVIL LTD**



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

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Flat 17, Court Ash, Yeovil, Somerset, BA20 1HG



- A Well Presented One Bedroom Third Floor Flat
- Convenient Location, Close To The Town Centre
- UPVC Double Glazing
- Modern Kitchenette
- Secure intercom Entry
- Communal Lift
- Allocated Parking To The Rear
- 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**.

The **ACCOMMODATION** comprises:

Communal Area

Communal front door with intercom entry provides access to the Communal Lobby, stairs or lift provide access to the 3rd floor, communal door through to the Lobby, Flat Front door to:-

Entrance Hall

Wall mounted intercom handset. Built in storage cupboard which also has plumbing in place for a washing machine. Doors to the Lounge/Kitchenette, Bedroom & Bathroom.

Lounge/Kitchenette 3.38 m x 3.23 m (11'1" x 10'7")

Lounge Area - Wall mounted electric heater. TV point. Phone point. Extractor fan. UPVC double glazed window, front aspect.

Kitchenette - Comprising inset stainless steel single drainer, single sink unit with mixer tap, panelled splashback and rolltop worksurface with cupboards & drawers below. Built in oven & hob with extractor over. Integrated slimline dishwasher. Integrated fridge/freezer. Wall mounted cupboards.

Bedroom 3.38 m x 2.54 m (11'1" x 8'4")

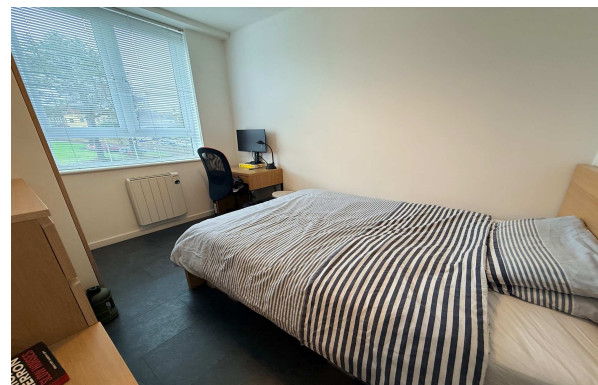
Wall mounted electric heater. UPVC double glazed window, front aspect.

Bathroom 1.96 m x 1.57 m (6'5" x 5'2")

White suite comprising bath with wall mounted shower, over sized head, mixer tap shower attachment, tiled surround. Coupled vanity unit and low flush WC. Heated towel rail. Extractor fan. Frosted UPVC double glazed window, front aspect.

Outside

To the rear of the block No17 has an allocated parking space.

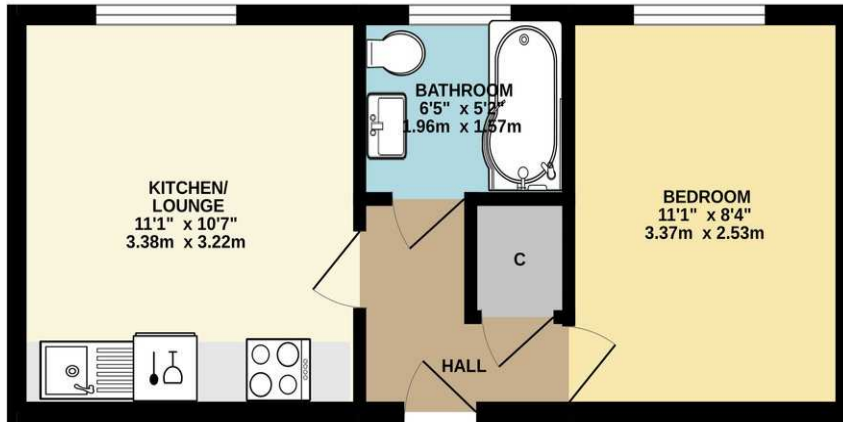


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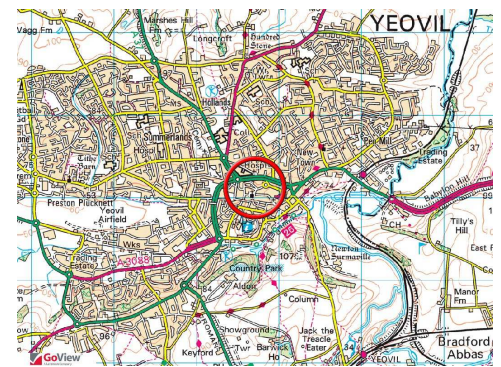
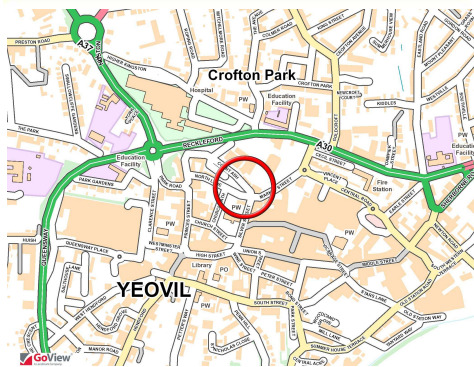
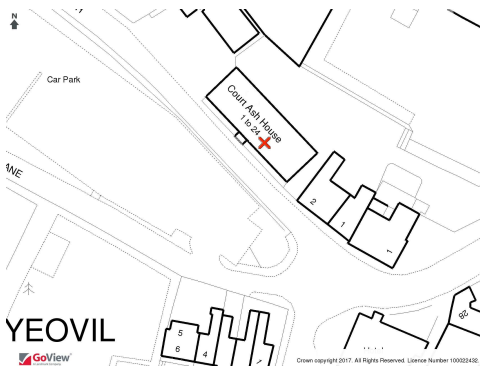
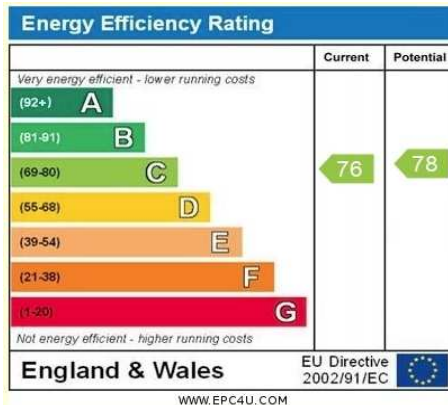
Laceys Yeovil Ltd
01935 425115

THIRD FLOOR
281 sq.ft. (26.1 sq.m.) approx.



TOTAL FLOOR AREA : 281 sq.ft. (26.1 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 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

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 £97,500
- *Tenure* - Leasehold - 125 Years from 06.11.2015
- *Service Charge* - £130 per month
- *Utilities Charge (Electric & Water)* - £125 per month
- *Ground Rent* - £226 per annum - Reviewed every 5 years, inline with RPI.
- *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 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 Third Floor Flat
- *Property Construction* - Purpose Built
- *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, wall mounted heaters.
- *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* - Allocated 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;- Not without written consent to keep any animal, bird or reptile in the Property. Not to play or use or permit the playing or use of any musical instrument, TV, radio, loudspeaker or other noise making instrument of any kind nor to practice any singing between the hours of 11pm-8am. Not to erect any external wireless or TV aerials. At least once a month to clean the interior of all windows. *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 HIGH RISK from Surface Water Flooding (defined as the chance of flooding as more than 3.3% each year) and VERY LOW RISK from River/Sea (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

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 09/01/2026. However, such information could change after compilation of the data, so Laceys cannot be held liable for any changes post compilation or any accidental errors or omissions. Furthermore, Laceys 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.