

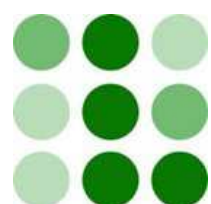


Homeville House, Hendford, Yeovil, Somerset,
BA20 1UZ

Guide Price £50,000

Leasehold

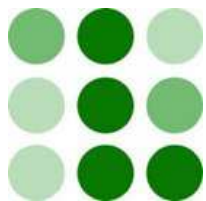
This top floor retirement flat (over 60's) is situated in a most convenient town centre location and is offered for sale with no forward chain. The accommodation includes an entrance hallway with airing cupboard, sitting room, fitted kitchen, double bedroom with fitted wardrobe and a shower room. There is a visiting house manager, communal lounge, laundry room, emergency pull cords and a lift to all floors.

 **LACEYS**
YEOVIL LTD



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Flat 47, Homeville House, Hendford, Yeovil,
Somerset, BA20 1UZ



- Top Floor Lift Served Retirement Flat (over 60's)
- Offered To The Market With No Forward Chain
- Fitted Kitchen
- Shower Room
- Double Bedroom With Fitted Wardrobe
- Communal Facilities

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:

Hallway

Upon entering the property you are greeted with an entrance hallway which has doors opening to the sitting room, bedroom, bathroom and airing cupboard which houses the hot water cylinder. There is an enclosed ceiling lamp.

Sitting Room 5.41 m x 3.20 m (17'9" x 10'6")

A double glazed window overlooks the front of the property. There is a feature decorative fireplace with electric fire, a night storage heater and wall lamps. An opening leads to the kitchen.

Kitchen 2.22 m x 1.69 m (7'3" x 5'7")

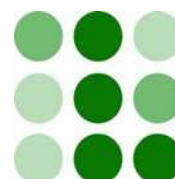
Fitted with a selection of wall and base units with drawers and work surfaces above. There is a stainless steel sink with mixer tap and space is available for a fridge/freezer and a further under counter appliance. The oven and hob are built in above which sits an extractor hood.

Bedroom 4.40 m x 2.67 m (14'5" x 8'9")

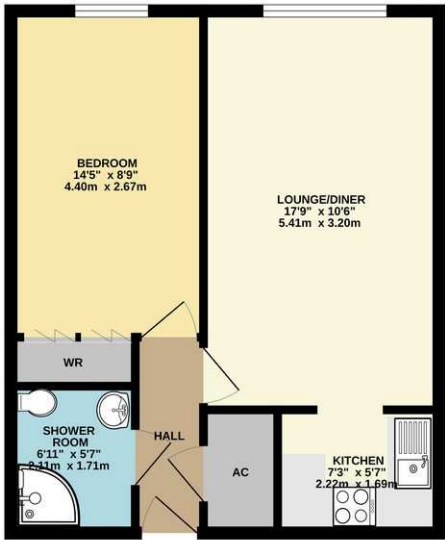
A double room with a front facing double glazed window, a wall mounted electric heater, decorative ceiling lamp and a built in wardrobe.

Shower Room

Fitted with a corner shower unit with electric shower, a low level WC and a pedestal wash basin. There is a ceiling lamp, a chrome ladder style heated towel rail and a mirror fronted cabinet.



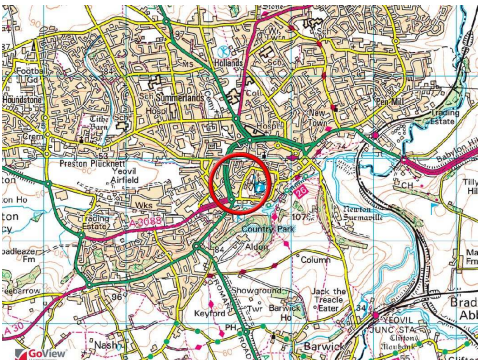
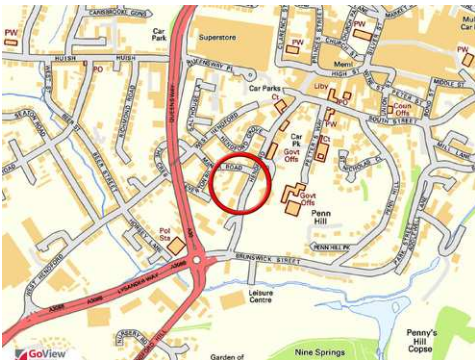
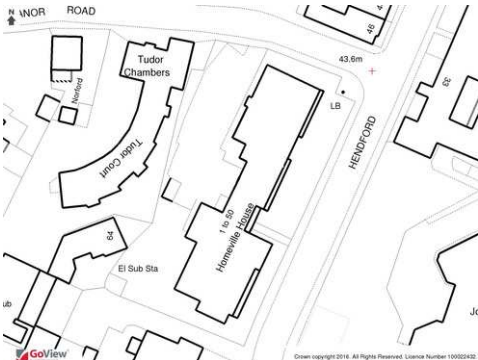
TOP FLOOR
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA: 455 sq ft. (42.3 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and key areas are approximate and no responsibility is taken for any errors or omissions. This plan is for illustrative purposes only and should be used as a guide only by prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with MapInfo ©2025



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		76 C	79 C



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 applicable in all circumstances**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 £50,000
- Tenure - Leasehold
- Term- 99 Years from 1st September 1982
- Ground Rent- 709.34- annual (we have seen statement for period 1/9/2026- 28/02/2027- half year- £354.67) To rise inline with retail price index at periods 22 years from lease start date, 43rd year, 64th and 85th year.
- Service Charge- £2,949.48- annual (we have seen evidence of half yearly charge £1474.74 period 1st September 2026- 28th February 2027)

Material Information to assist making informed decisions

- Property Type - Top Floor Retirement 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
- 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 - Communal Parking (subject to availability)

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 -Not to use the flat for any purpose whatsoever other than as a private flat in the occupation of one family only the members of which shall all be over sixty years of age. No musical instrument television radio loud speaker or other mechanical or other noise making instrument of any kind shall be played or used nor shall any singing be practiced in the flat so as to cause annoyance to owners, lessees and occupiers. No bird dog or other animal which may cause annoyance to any owner lessee or occupier of any flat in the building shall be kept in the flat.

We'd recommend you review the Title/deeds of the property with your solicitor

- More covenants in place refer to your solicitor.

Material Information that may or may not apply continued

- 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.
- Current Flood Risk - According to the Environment Agency's website, the property is in an area at a VERY LOW RISK from River/Sea (defined as the chance of flooding each year as less than 0.1%) and MEDIUM RISK from Surface Water (defined as the chance of flooding each year as between 1% and 3.3%). 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

Listed Status Not Listed

Article 4 Area- Yes

Conservation Area- No

We have also been informed there is 1% Transfer fee due on a sale which is collected by E&M on behalf of the Landlord.

This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor, on the 15/09/2026. 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.

No other Material disclosures have been made by the Vendor.