



St. Michaels Avenue, Yeovil, Somerset,  
BA21 4LD

Guide Price £150,000

Leasehold

**This spacious two bedroom ground floor apartment is situated in a popular residential location, benefits from off street parking, a private garden and is offered for sale with no forward chain. Offering spacious rooms and many period features along with two bathrooms and gas central heating this home is a must view.**

 **LACEYS  
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40a, St. Michaels Avenue, Yeovil, Somerset,  
BA21 4LD



- Spacious Ground Floor Apartment
- No Forward Chain
- Two Bedrooms
- Bathroom & Shower Room
- Living/Dining Room
- Fitted Kitchen
- Two Workshops
- Gas Central Heating
- Garden
- Parking

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:

#### **Porch**

With external steps outside a door opens to the porch which has double doors opening to the garden and a door opening to the hallway. There is a wall mounted lamp.

#### **Hallway**

The L-shaped entrance hallway has doors which open to both bedrooms, the sitting/dining room and the shower room. There are two ceiling light points.

#### **Bedroom One 4.17 m x 4.65 m (13'8" x 15'3")**

Currently being used as a sitting room this spacious room has an attractive fireplace with gas fire and built in cabinets in both alcoves, picture rail and ornate coving. There is a box bay window with fitted window seat, a ceiling light point and a radiator.

#### **Bedroom Two 4.04 m x 3.49 m (13'3" x 11'5")**

The second bedroom is also a good size double room with built in storage. A double glazed window lends light from the entrance porch. There is built in storage, a radiator and a ceiling light point.

#### **Shower Room**

Fitted with a white suite comprising low level WC, wash basin and shower cubicle. There is a ceiling light point, an extractor fan and a radiator.

#### **Sitting/Dining Room 3.89 m x 3.08 m (12'9" x 10'1")**

A double glazed window overlooks the garden and there is a stunning fireplace with gas fire and a built in cupboard alongside. There is a radiator and a ceiling light point. An arched opening leads to the kitchen.

#### **Kitchen 3.11 m x 2.52 m (10'2" x 8'3")**

Fitted with a good selection of wall, base and drawer units with work surfaces above. There is a built in eye level gas oven/grill and a five burner gas hob with extractor fan above. The stainless steel sink with mixer tap is positioned under the side facing double glazed window overlooking the garden. The wall mounted gas fired combination boiler can be found in here. There is space for a tall fridge/freezer with a further space along side under the worktop for a further appliance. There is strip lighting, a ceiling light point and a radiator. To the end of the kitchen doors open to the bathroom and workshop.

#### **Bathroom**

Fully tiled and fitted with a low level WC, wash basin with vanity unit and a bath with shower above. There is a ceiling light point, a radiator and a single glazed window lending light from the workshop. There is access to the loft.

#### **Workshop 4.54 m x 2.99 m (14'11" x 9'10")**

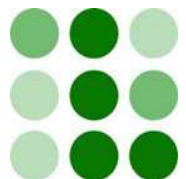
The first workshop is currently being used a large utility style/ sitting space with a stainless steel sink with base unit and work surface, strip lighting and a window which overlooks the second workshop. There is a door to the garden and double doors to the side. A doors opens to the second workshop.

#### **Second Workshop 4.68 m x 2.46 m (15'4" x 8'1")**

The second workshop offers extra storage cupboards and a work bench. There is a double glazed window to the side and a door to the parking space.

#### **Outside**

The property benefits from a private rear garden which is accessed via the porch or workshop. It is mainly laid to shingle and patio and has been designed with ease of maintenance in mind with planted beds and a useful storage shed. Beyond the garden there is a single parking space.



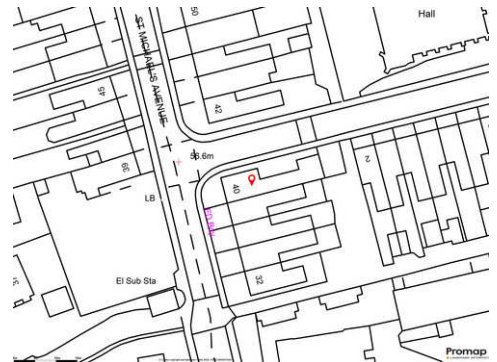
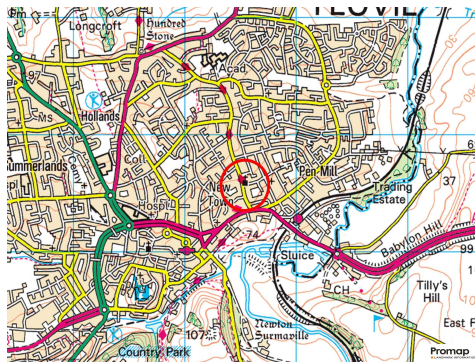
GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, windows, doors and any other items are approximate and the responsibility is taken for any error. The floorplan is not intended to be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency capabilities. Made with Metreplan 02005.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**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 Digital Markets, Competition and Consumers Act 2024

### Material Information applicable in all circumstances

- Council Tax Band - A
- Asking Price - Guide Price £150,000
- Tenure - Leasehold
- Term- 999 years from 15th September 1994
- No Ground Rent
- We understand that our client doesn't pay any service charge and insures their flat themselves.

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 - Conveyancers 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 lenders' 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 -Ground 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 metered
- Sewerage -Mains
- Heating - Gas Central Heating, combination boiler. Gas fire in bedroom one (living room) and sitting/dining room.
- Broadband - Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advicefor-consumers/advice/ofcom-checker>.
- Mobile Signal/Coverage - Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>.
- Parking - Allocated Parking Space

### 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 - At all times to keep the upper maisonette and the lower maisonette insured to the full cost of reinstatement under a policy complying with the terms of this sub-clause. Not to use the demised premises or any part thereof otherwise than as a private dwellinghouse in the occupation of a single household. Not to assign or sub-let part only of the premises demised by this lease. Within one month after every assignment or sub-letting of the demised and every devolution of the title give notice to the landlord/his solicitor and pay a registration fee of £25.00.

### Material Information that may or may not apply continued.

To pay to the tenant a half of the cost incurred of the cost insured by the upper maisonette and the lower maisonette in accordance with the tenant's covenant in that behalf contained in clause 2 (8) hereof within 14 days of demand. 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.

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 at Very Low Risk of River, Sea and Surface Water Flooding. 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 03/03/2026. 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.