

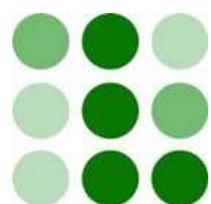


Beaumont House, Sherborne Road, Yeovil,
Somerset, BA21 4HU

Guide Price £115,000

Leasehold

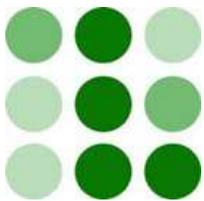
This spacious ground floor apartment with garage and parking is situated in a popular residential location not far from the town centre. Offered for sale with no forward chain the accommodation includes an entrance hallway, two good size double bedrooms with fitted wardrobes/cupboards, sitting/dining room, bathroom and fitted kitchen/breakfast room.

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20 Beaumont House, Sherborne Road, Yeovil,
Somerset, BA21 4HU



- Ground Floor Apartment
- No Forward Chain
- Two Good Size Double Bedrooms
- Fitted Kitchen
- Bathroom
- Garage & Parking
- Gas Central Heating
- Double Glazed

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

Accessed from the communal entrance hallway with meter cupboard a door opens to the hallway. There is a useful storage cupboard, an intercom entry handset, a radiator and a ceiling light point. Doors open to both bedrooms, the living room, bathroom and kitchen. Two further doors open to storage cupboards.

Sitting Room 4.25 m x 3.86 m (13'11" x 12'8")

A double glazed box bay window enjoys a pleasant outlook over Wyndham Hill. There are two radiators and a ceiling light point.

Kitchen 3.36 m x 3.12 m (11'0" x 10'3")

Fitted with a selection of wall and base units with a drawer and work surfaces above. The freestanding electric cooker will remain and there is space for a washing machine and room for a further appliance alongside. The stainless steel sink with mixer tap is situated under the front facing double glazed window. The wall mounted gas fired Worcester boiler can be found in here and there is strip lighting.

Bedroom One 3.80 m x 3.78 m (12'6" x 12'5")

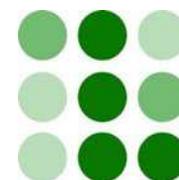
A generous double bedroom with a front facing double glazed window, a radiator and a ceiling light point. There are fitted wardrobes.

Bedroom Two 3.41 m x 2.75 m (11'2" x 9'0")

A smaller double room with a rear facing double glazed window, a built in cupboard, a radiator and a ceiling light point.

Bathroom

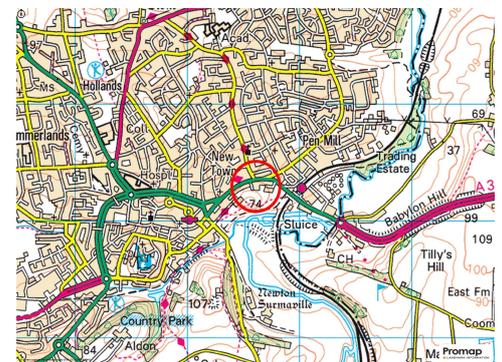
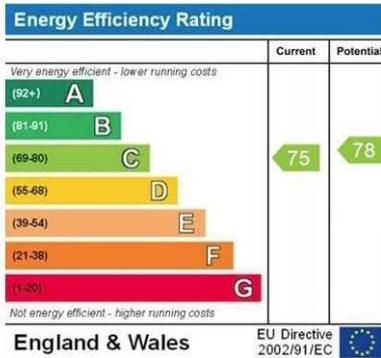
Fitted with a bath with electric shower above, a pedestal wash basin and a low level WC. There is an extractor fan, a radiator and an enclosed ceiling lamp.



GROUND FLOOR
710 sq.ft. (66.0 sq.m.) approx.



TOTAL FLOOR AREA: 710 sq.ft. (66.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of walls, windows, doors and any other items are approximate and the responsibility is taken for any error or omission in this statement. This plan is an illustrative guide only and should be used as a guide only for 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 C2005



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 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 - B
- Asking Price - Guide Price £115,000
- Tenure - Leasehold
- Term- 189 years from 25/3/1981
- Ground Rent- Peppercorn if demanded-never demanded during ownership
- Service Charge 1,979.64- paid in quarterly instalments (£494.91)
- 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- combi boiler in kitchen
- 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 - Garage in block with parking in front.

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; Documents awaited from land registry.
- More covenants in place refer to your solicitor. 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.

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 considered to be 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 18/02/2026. 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.