

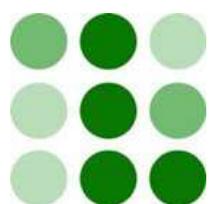


Richmond Place, Richmond Road, Yeovil,  
Somerset, BA20 1DT

Guide Price £145,000

Leasehold

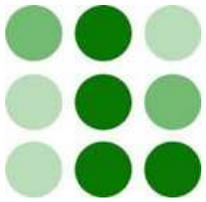
This smartly presented newly decorated top floor apartment is situated in a most convenient town centre location and is available with no forward chain. The accommodation includes a long entrance hallway with airing cupboard, two double bedrooms, family bathroom and a spacious, rather stunning open plan dual aspect living space with modern fitted kitchen including integrated appliances. Offering high ceilings throughout the apartment certainly has a light and airy feel whilst outside there is an allocated parking space.

 **LACEYS**  
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15 Richmond Place, Richmond Road, Yeovil,  
Somerset, BA20 1DT



- Luxury Top Floor Apartment
- No Forward Chain
- Two Double Bedrooms
- Stunning Open Plan Living Space
- Fully Integrated Kitchen
- Modern Bathroom
- Allocated Parking Space

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**

As you enter the property you are greeted with a long entrance hallway which has doors leading to both bedrooms, the open plan living space, bathroom and airing cupboard which houses the hot water cylinder. There is a double glazed window to the rear, three sets of spot lights, a wall mounted electric heater and video entry handset.

#### **Open Place Living Space 6.00 m x 5.41 m (19'8" x 17'9")**

This light filled twin aspect room offers generous contemporary living with one side fitted entirely of double glazed windows overlooking the front of the property and a further large double glazed window facing the rear. The well equipped kitchen offers an extensive selection of wall and base units with solid wood work surfaces above. Integrated appliances include a fridge/freezer, washer/dryer, and full size dishwasher. There is a built in oven and hob with extractor hood above and the undermount sink with mixer tap is conveniently situated under the rear facing double glazed window. There is recessed spot lighting and ceiling light points.

#### **Bedroom One 4.49 m x 3.20 m (14'9" x 10'6")**

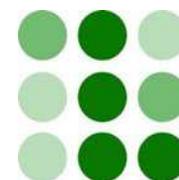
A good size double bedroom with a front facing double glazed window, a wall mounted electric heater and a ceiling light point.

#### **Bedroom Two 3.37 m x 0.39 m (11'1" x 1'3")**

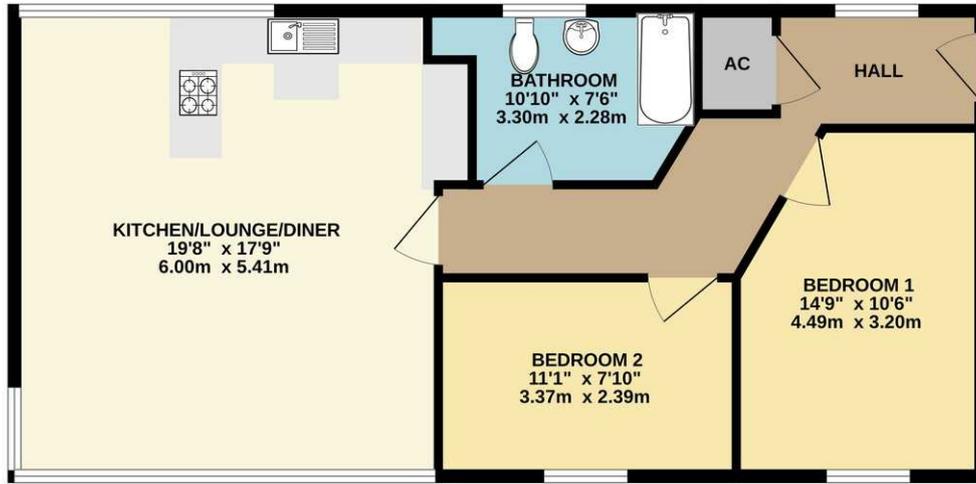
The second bedroom is also a double room with a wall mounted electric heater and a ceiling light point. There is a front facing double glazed window.

#### **Family Bathroom**

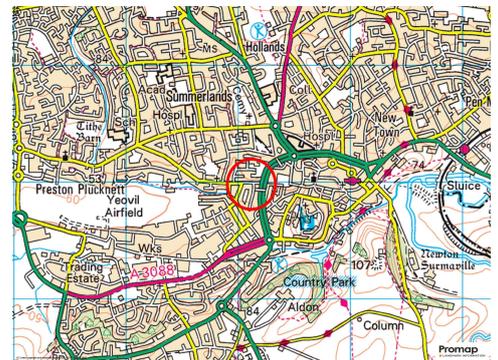
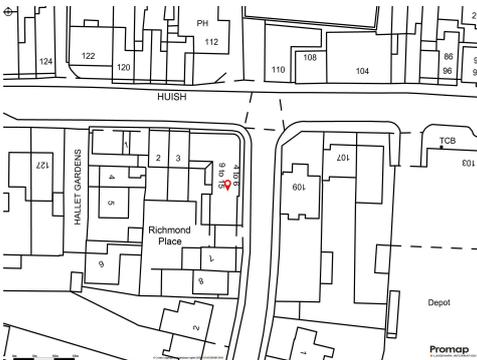
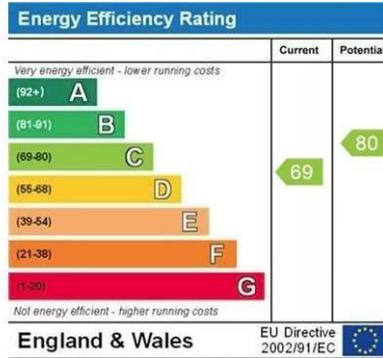
Fully tiled and fitted with a P-shaped bath with thermostatically controlled shower above, a pedestal wash basin and a low level WC. There are recessed spot lights, an extractor fan, a heated towel rail and a shaver point. An obscured double glazed window faces the rear.



TOP FLOOR



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

Material Information

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Material Information applicable in all circumstances

- Council Tax Band - Band B
- Asking Price - Guide Price £145,000
- Tenure - Leasehold
- Term- 999 years from January 2007
- Ground Rent- £10 if demanded
- Service Charge- £1204.25 ( period March 2025- March 2026)

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 -Top 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- water has solar panels attached which are owned.
- Sewerage -Mains
- Heating - Electric
- 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 -Not at any time to assign sublet or part with possession of part only of the premises. Not to permit to be used or use the premises for any purpose that would breach any provision of the town and country planning act 1990. Not to use any car parking space for any purpose other than the parking of one road worthy motor car or motor cycle. Not to use the premises for any illegal or immoral purpose.

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

Restricted Covenants include;

- 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 considered to be at VERY LOW RISK of River, Sea & 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

### An Article 4 Direction

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.

### 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 12/01/26. 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.