



Central Acre, Yeovil, Somerset, BA20 1NU

Guide Price £95,000

Leasehold

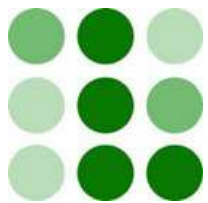
A first floor one bedroom flat set in this convenient location, within walking distance of the town centre & local amenities. The flat benefits from gas heating & UPVC double glazing. Also the added benefit of No Onward Chain.

 **LACEYS
YEOVIL LTD**



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

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7 Central Acre, Yeovil, Somerset, BA20 1NU

- A First Floor One Bedroom Flat
- Convenient Location
- Walking Distance Of The Town & Local Amenities
- Gas Heating
- UPVC Double Glazing
- 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**.

Accommodation Comprises

Communal front door to the Communal Lobby & stairs up to the first floor. Wooden front door to the Entrance Hall.

Entrance Hall

Built in airing cupboard. Coved ceiling. Phone point. Doors to the Lounge, Kitchen, Bedroom & Bathroom.

Lounge 4.98 m x 2.97 m (16'4" x 9'9")

Wall mounted gas heater. TV point. Phone point. Coved ceiling. Two UPVC double glazed windows, front & side aspects.

Kitchen 3.01 m x 2.74 m (9'11" x 9'0")

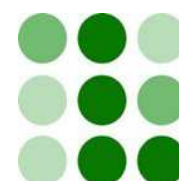
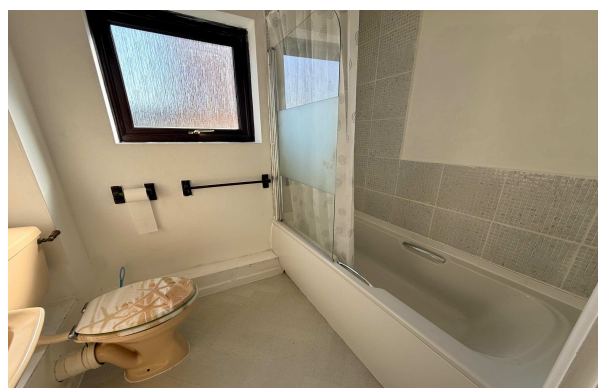
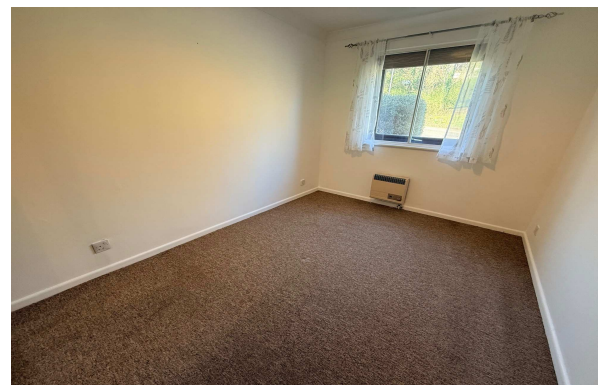
Comprising inset stainless steel single drainer, single sink unit with mixer tap, tiled surround. rolltop worksurface with cupboards below. Recess for cooker. Recess for washing machine plumbing in place. Recess for under counter fridge/freezer. Wall mounted cupboards. Wall mounted Volkel combi boiler. Vinyl flooring. UPVC double glazed window, front aspect.

Bedroom 3.91 m x 2.54 m (12'10" x 8'4")

Wall mounted gas heater. Built in double fronted wardrobe with mirror fronted sliding doors. Coved ceiling. UPVC double glazed window, side aspect.

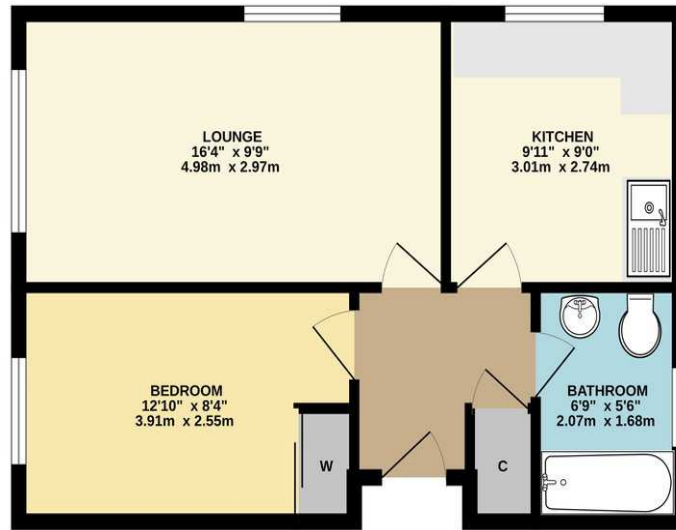
Bathroom 2.06 m x 1.68 m (6'9" x 5'6")

Suite comprising bath with mixer tap shower attachment, tiled surround. Pedestal wash basin. Low flush WC. Wall mounted Dimplex heater. Coved ceiling. Vinyl flooring. Frosted UPVC double glazed window, side aspect.

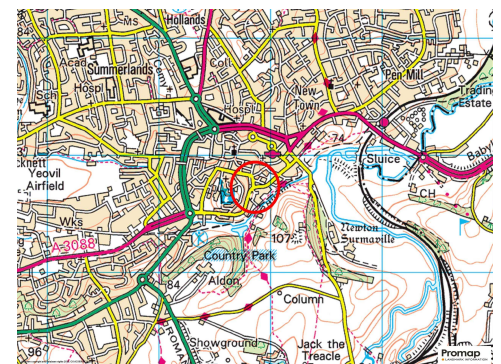
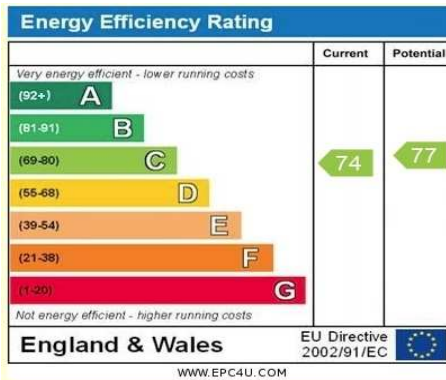


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FIRST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA: 451 sq.ft. (41.9 sq.m.) approx.
While 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.
Made with Metropix 12026



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 £95,000
- *Tenure* - Leasehold - 999 years from 25.03.1982
- *Service Charge* - £900 p/a
- *Ground Rent* - £50 p/a
- *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 Flat
- *Property Construction* - Traditional - 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* - Gas Heaters, Electric wall mounted heater in the bathroom. Combi boiler located in the Kitchen that heats the hot water.
- *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* - On road 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* - We'd recommend you review the Title/deeds of the property with your solicitor. Restricted Covenants include;- No trade or business. No musical instruments, wireless set or TV set, loudspeaker or other mechanical instruments of any kind shall be played or used or household machine used or noise made between the hours of 12pm-7am. No external wireless or TV aerials shall be erected on any part of the flat. No bird, dog or other animal shall be kept on the Flat without written consent.*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 VERY LOW RISK from River/Sea and Surface Water flooding (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 11/03/2026. 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.