



Kiddles, Yeovil, Somerset, BA21 4EP

Guide Price £87,500

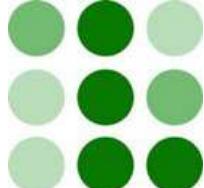
Leasehold

This smartly presented ground floor apartment is situated in a popular location not far from the town centre. The property has a modern fitted kitchen and a bathroom with white suite whilst externally there is a single garage located in a block.



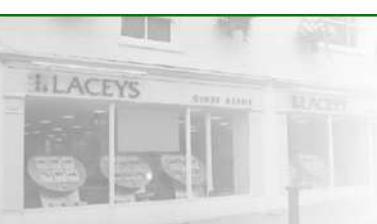
12-14 Hendford, Yeovil, Somerset, BA20 1TE

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12 Kiddles, Yeovil, Somerset, BA21 4EP

- Ground Floor One Bedroom Flat
- Popular Town Centre Location
- Single Garage Located In A Block
- Modern Kitchen
- Bathroom With White Suite
- Electric 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:

Hallway

As you enter the property off the communal hallway shared with just one neighbour you are greeted with an entrance hallway which has doors leading to the sitting room, kitchen, bedroom and bathroom. A further door opens to the airing cupboard which houses the hot water cylinder. There is a ceiling light point and a Fischer electric heater.

Sitting Room 3.91 m x 3.41 m (12'10" x 11'2")

A double glazed window overlooks the front of the property. There is track spot lighting and a wall mounted electric Fischer electric heater.

Kitchen 3.15 m x 2.10 m (10'4" x 6'11")

The well equipped kitchen is fitted with a good selection of wall, base and drawer units with work surface above. There is a built in Bosch electric oven with inset electric hob and extractor hood and space is available for a washing machine and fridge/freezer. The stainless steel sink with mixer tap is conveniently situated under the rear facing double glazed window. There is track spot lighting and under unit lighting.



Bedroom 3.28 m x 2.54 m (10'9" x 8'4")

A double room with built in wardrobes and over head units. There is spot lighting, a front facing double glazed window and a wall mounted Fischer electric heater.

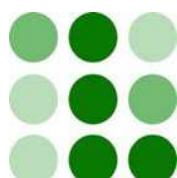
Bathroom

Fitted with a panel enclosed bath with electric shower above and screen to side, a pedestal wash basin with mixer tap and a low level WC. There is spot lighting and a rear facing double glazed window.

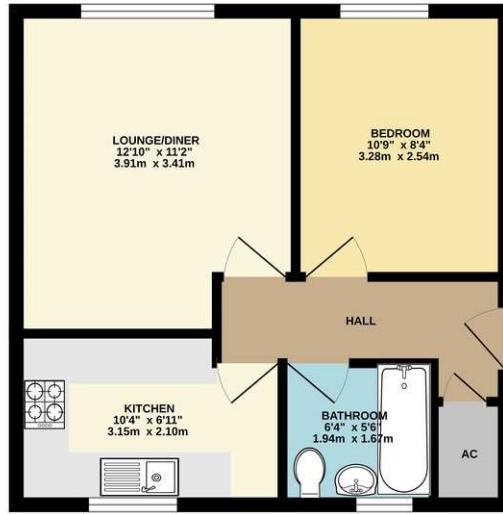


Outside

Prior to entering the communal door on the left hand side there is an area of lawn which is the responsibility of the flat. There is a single garage located in a block.



GROUND FLOOR



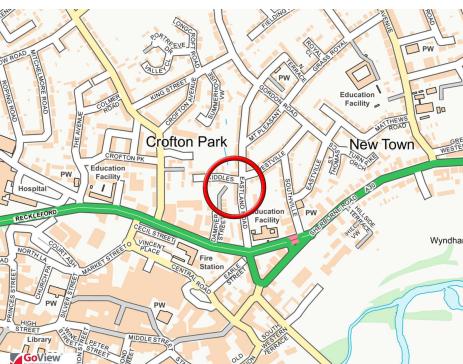
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other fixtures are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for the sole purpose of planning and should not be used as an aid to any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.

Energy Efficiency Rating

A horizontal bar chart showing energy efficiency ratings from A (top) to G (bottom). The scale is color-coded: A (dark green), B (medium green), C (light green), D (yellow), E (orange), F (red-orange), and G (red). Each bar is labeled with its corresponding letter. To the right of the scale, the word 'Current' is above a vertical line, and 'Potential' is above a green arrow pointing upwards. A large green arrow on the right side of the chart is labeled '77' at its tip. Below the chart, the text 'Not energy efficient - higher running costs' is written in a grey font.

Rating	Color	Approximate Range (%)
A	Dark Green	(92+)
B	Medium Green	(81-91)
C	Light Green	(69-80)
D	Yellow	(55-68)
E	Orange	(39-54)
F	Red-Orange	(21-38)
G	Red	(1-20)

Not energy efficient - higher running costs



Please Note

Please Note
No tests have been undertaken of any of the services and any intending purchasers/tenants should satisfy themselves in this regard. Laceys 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 Laceys 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 Laceys 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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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

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 £87,500
- Tenure - Leasehold
- Term- 999 years from 1980 (953 years remaining)
- Garage Lease Term 99 years from December 1980 - 53 Years remaining.
- Ground Rent - £45.00 p/a, up to 01/12/2046 then increases to £75.00 p/a. Thereafter increases by £30 every 33 years.
- Service Charge:- £314.78 (for 6 month period- Jan 26- June 2026

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

Stamp Duty

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>

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 -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 - Garage & On Site Residents Permit Parking (permits issued by management company)

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.
- Restricted Covenants include; Private dwellinghouse in occupation of one family only. No noise audible outside flat between 11pm & 9am. No animals other than usual domestic pets. No external wires or TV aerials for individual flats. No building or structure erected in the garden. No caravan/mobile home or tent anywhere on the grounds. Notify Landlord within 1 month of any assignment/underlease etc and pay £10 + VAT solicitors fee. *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 & 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) -D

Other Disclosures

We understand that there has been a proposal to carry out roof works with a potential cost per flat in the region of £2993. This is now apparently due to be reconsidered/reviewed in 2027- cost could be subject to change etc.

This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor, on the 09/01/2026. 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.