



Barham Court, Ritchie Road, Houndstone, Yeovil,
Somerset, BA22 8SH

Guide Price £95,000

Leasehold

A one bedroom ground floor flat set in this popular residential location offering a good opportunity to a First Time Buyer(s), the current owner will also be extending the lease prior to completion. The flat benefits from double glazing, communal gardens and an allocated parking space. No Onward Chain.

 **LACEYS
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Flat 3, Barham Court, Ritchie Road, Houndstone, Yeovil, Somerset, BA22 8SH

- A One Bedroom Ground Floor Flat
- Popular Residential Location
- New Lease Extension Prior To Completion
- Double Glazed
- Communal Gardens
- Allocated Parking Space
- No Onward Chain
- Good Opportunity For First Time Buyer(s)



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**.

The **ACCOMMODATION** comprises:

Accommodation Comprises

Communal front door to the communal lobby/entrance, flat front door to the Entrance Hall.

Entrance Hall

Built in airing cupboard which houses the hot water tank. Coved ceiling. Doors to the Lounge, Bedroom & Bathroom.

Lounge 4.14 m x 3.00 m (13'7" x 9'10")

TV point. Phone point. Coved ceiling. Dimmer switches. UPVC double glazed window, rear aspect. Throughway to the Kitchen.

Kitchen 3.00 m x 2.03 m (9'10" x 6'8")

Comprising inset stainless steel single drainer, single sink unit with tiled surround, rolltop worksurface with cupboards below. Recess for cooker. Recess for washing machine, plumbing in place. Space for upright fridge/freezer. Wall mounted cupboard. Built in storage cupboard. Breakfast bar. Vinyl flooring. Coved ceiling. UPVC double glazed window, side aspect.

Bedroom 3.20 m x 2.92 m (10'6" x 9'7")

Wall mounted electric heater. Coved ceiling. UPVC double glazed window, rear aspect.

Bathroom 2.01 m x 1.73 m (6'7" x 5'8")

White suite comprising bath with a wall mounted Mira Jump electric shower over, tiled surround. Pedestal wash basin. Low flush WC. Extractor fan. Wall mounted electric heater. Vinyl flooring.

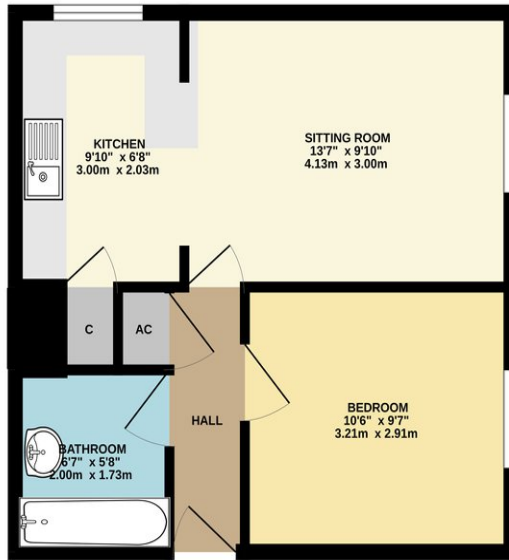
Outside

Communal garden area to the rear. Outside store. Allocated parking to the front for a vehicle.

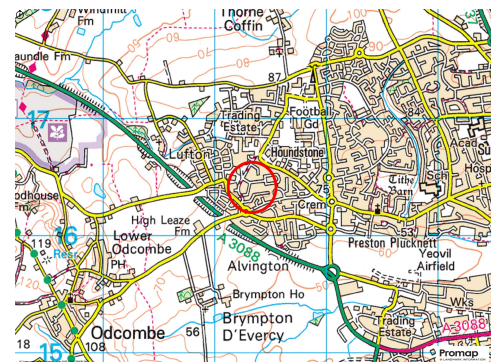
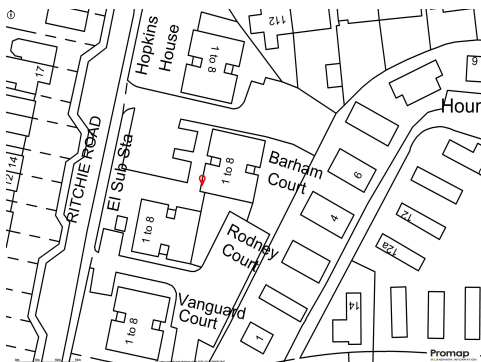
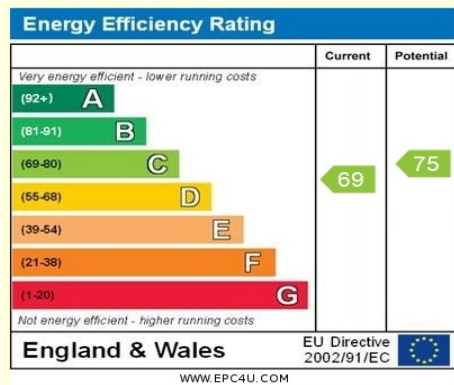


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GROUND FLOOR
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA: 376 sq.ft. (34.9 sq.m.) approx.
While every effort has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, floors 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 not be used as such by any prospective purchaser. The servers, 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

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 £95,000
- *Tenure* - Leasehold - 99 years from 01.05.1990 (The vendor is happy to do a lease extension to tie in with a purchase).
- *Service Charge* - £780 p/a
- *No Ground Rent*
- *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 change 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* - Purpose Built, 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
- *Sewerage* - Mains
- *Heating* - Electric Heating, wall mounted heaters, hot water tank in the airing cupboard in the Entrance Hall 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* -Allocated.

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;- Property to be used as a private residence only, one individual or family only. Not to play or use any piano, gramophone, record player, radio, TV, loudspeaker or other musical instrument or practice singing in the flat so as to cause a nuisance or annoyance. Not to erect any external wireless or TV aerial. Not to park any goods vehicles exceeding seven hundred weights, boat, trailer or caravan on any part of the development. *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 09/02/2026. 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.