



Monk Barton Close, Yeovil, Somerset,
BA21 3UU

Guide Price £115,000

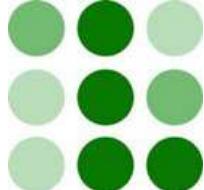
Leasehold

This smartly presented ground floor apartment is offered to the market with no onward chain. Accommodation includes an entrance hallway with storage cupboard and airing cupboard, a double bedroom, bathroom and a living room which is semi open plan with the fitted kitchen. Allocated parking space included.



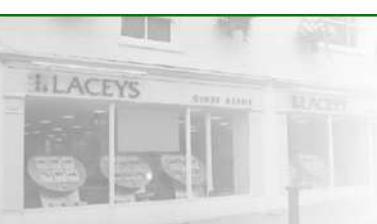
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11 Monk Barton Close, Yeovil, Somerset, BA21 3UU

- Ground Floor Apartment
- Popular Abbey Manor Park Location
- No Forward Chain
- Semi-Open Plan Sitting Room/Kitchen
- Good Size Double Bedroom With Fitted Wardrobe
- Bathroom With Window
- Electric Heating
- Double Glazed
- 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

Upon entering the property you are greeted with the hallway which has a rear facing double glazed window and doors which open to the sitting room, bedroom, bathroom and two cupboards- one of which houses the hot water heater. There is a night storage heater, wall lamps and an intercom entry handset.



Sitting Room 4.77 m x 3.26 m (15'8" x 10'8")

A spacious room with ample space for both sitting and dining. A double glazed window overlooks the front of the building. There is a night storage heater and wall lamps. A large opening leads to the kitchen.

Kitchen 2.59 m x 2.37 m (8'6" x 7'9")

Fitted with a selection of wall and base units with drawers and work surfaces above. There is a built in electric oven with inset electric hob and extractor fan above. Space is available for a washing machine and the stainless steel sink with mixer tap is conveniently situated under the rear facing double glazed window. There is a wall mounted electric heater with useful shelf above, a further shelf and track spot lighting. Space is available for a fridge/freezer.

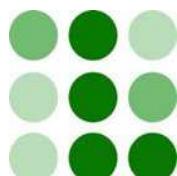
Bedroom 3.56 m x 2.66 m (11'8" x 8'9")

A good size double room with a front facing double glazed window, a wall mounted heater and a ceiling light point. Double doors open to the fitted wardrobe.



Bathroom

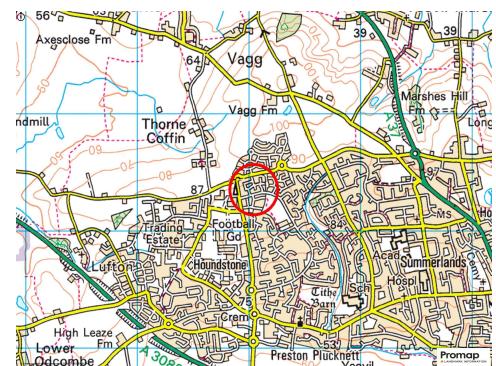
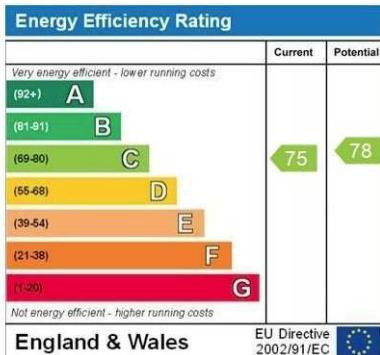
Fitted with a white suite comprising panel enclosed bath with mixer tap and shower attachment, pedestal wash basin with mixer tap and a low level WC. There is an obscured rear facing double glazed window, a heated towel rail, shaver point, enclosed ceiling lamp and an extractor fan.



GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The property has not been tested and no guarantee is given as to the operation or efficiency of any services or fixtures and fittings. Made with Measured 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

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 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 - A
- Asking Price - Guide Price £115,000
- Tenure - Leasehold
- Term- 125 years from 1st November 2005
- Ground Rent- £232.46 (period November 2025- October 2026) We understand that this is reviewed every 5 years in line with upward only RPI. We understand that the next review would be 2030.
- Service Charge- £166.41/month.
- Open Space Management (every 6 months)- £67.26

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>

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
- Sewerage -Mains
- Heating -Electric- Night Storage & Panel Heaters
- Broadband - Please refer to Ofcom website. [https://www.ofcom.org.uk/phones-telecoms-and-internet/advicefor-consumers/advice/ofcom-checker](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 -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 to use or suffer to be used the demised premises for any purpose whatsoever other than as a private residence for the occupation as a single household. No trade, business or profession. Not to use the parking space or visitors parking space for any purpose other than for the purpose of parking a private motor vehicle exceeding three tones. Not to allow any trailer caravan or boat or other similar chattel to be brought on to any part of the estate.

Material Information that may or may not apply

No piano record player radio loudspeaker or other electronic mechanical musical or other instrument of any kind shall be played or used nor shall any singing be practised so as to cause annoyance to other occupiers or so as to be audible outside the demised premises between the hours of 11pm-9am. No dog, bird, cat or other animal or reptile shall be kept in the demised premises except with the prior written consent of the manager which consent may be revoked at the discretion of the manager.

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 - 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 29/01/2026. 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.