



Apartment 69, Wyndham Court, Yeovil, Somerset, BA21 4HB

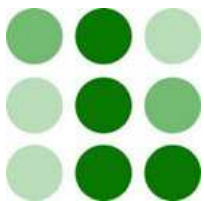
Guide Price £125,000

This beautifully presented top floor lift served retirement apartment is situated in a most convenient town centre location and enjoys a lovely outlook over Wyndham Hill. Tastefully modernised by the current owner the accommodation includes a long entrance hallway, two generous double bedrooms, sitting/dining room with Juliet balcony and double doors which open to the modern kitchen with integrated appliances. The recently installed shower room feels equally as modern. The property is fully double glazed and benefits from night storage heaters. Within the development there is a visiting house manager, communal lounge and kitchen, laundry room and bin store. Outside there is parking which is available on a first come first serve basis.



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Apartment 69, Wyndham Court, Yeovil, Somerset, BA21 4HB



- Beautifully Presented & Tastefully Modernised Retirement Apartment
- Lovely Outlook Over Wyndham Hill
- Two Generous Double Bedrooms
- Modern & Recently Installed Kitchen & Shower Room
- Living/Dining Room With Juliet Balcony
- Double Glazed
- Electric Heating

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

Upon entering the property you are greeted with a long entrance hallway which has doors to the sitting/dining room, both bedrooms and the shower room. Further doors open to an airing cupboard and storage cupboard. There are two enclosed ceiling lamps and a night storage heater.

Sitting/Dining Room 6.28 m x 3.61 m (20'7" x 11'10")

A lovely light filled twin aspect room with a double glazed window to the side and a double glazed door with side light window opening to a Juliet balcony overlooking Wyndham Hill. Double doors open to the recently fitted kitchen. There are two ceiling light points and a night storage heater.

Kitchen

Fitted with a comprehensive range of wall, base and drawer units with wood effect work surfaces above. There is a built in oven with integrated microwave above, a built in fridge/freezer and an inset hob with extractor hood above. The stainless steel sink with mixer tap is conveniently positioned under the double glazed window which enjoys views over Wyndham Hill and there is recessed spot lighting.

Bedroom One 5.68 m x 2.91 m (18'8" x 9'7")

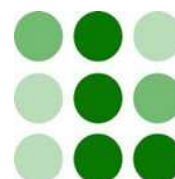
A generously proportioned room which once again enjoys a lovely outlook over Wyndham Hill. There is a night storage heater, mirror fronted fitted wardrobes and a ceiling light point.

Bedroom Two 5.68 m x 2.91 m (18'8" x 9'7")

A second bedroom is also a good size double room with a double glazed window overlooking Wyndham Hill, a ceiling light point and a wall mounted electric heater.

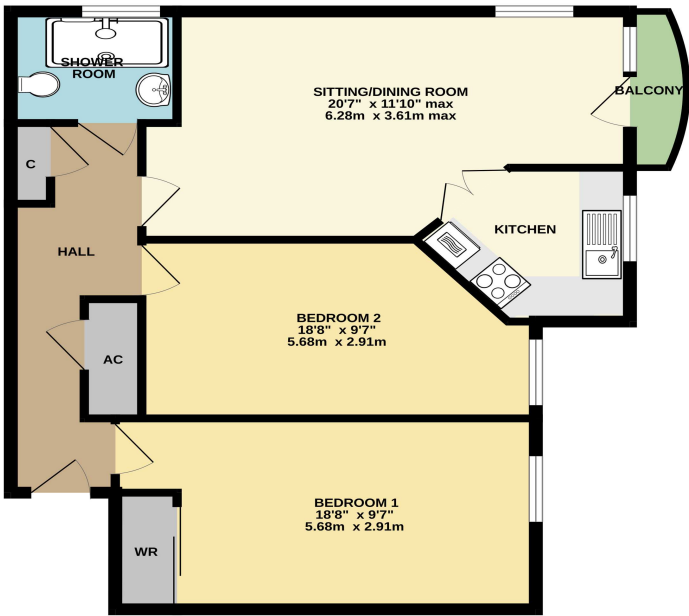
Shower Room

Fully modernised and replaced by the current owner the shower room is fitted with a walk in shower with obscured glass screen and thermostatically controlled shower, a freestanding circular basin which sits on top of a vanity unit and a low level WC. There is an obscured double glazed window, a chrome ladder style heater towel rail, an enclosed ceiling lamp and an extractor fan.



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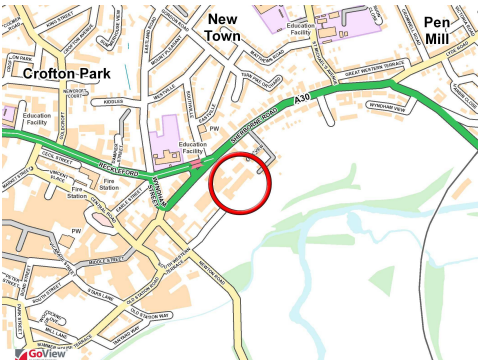
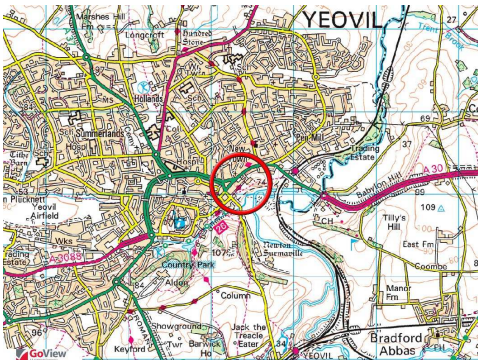
TOP FLOOR
700 sq.ft. (65.0 sq.m.) approx.



TOTAL FLOOR AREA: 700 sq.ft. (65.0 sq.m.) approx.
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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.

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Material Information

In compliance with the Digital Markets, Competition and Consumers Act 2024

Material Information applicable in all circumstances

- Council Tax Band - D
- Asking Price - Guide Price £125,000
- Tenure - Leasehold
- Term- 125 years from 1st June 2005
- Ground Rent- £460.00 (£230.00- 1st September 2025- 28th February 2026) up to 31.05.2028, and every 21 years there after upward-only in line with the retail price index.
- Service Charge- £1509.60 (half year period 1st March- 31st August 2026) Total £3019.20 (annual)

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 - Top Floor Flat (With lifts in communal areas)
- 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 (included in service charge)
- Sewerage - Mains
- Heating - Electric Night Storage and Panel Heaters
- 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 - Allows parking for one vehicle on a first come first serve basis.

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; When selling/letting:- required 28 days written notice to landlord, pay transfer fee 1% + VAT of the gross sale price/market value (whichever is greater), pay contingency fee of 1% + VAT of the gross sale price/market value (whichever is greater); at the landlords discretion these fees may be waived if let for period of 6 months or less (but could be subsequently applied on extension), on basis that fee equivalent to one months' rent is paid. No profession, trade or business to be carried out from the property. Occupied/owned by 60+year olds only, joint occupier can be 55+ year old. No externally audible noise between 11pm-7am. No pets without permission of landlord.

Material Information that may or may not apply.

Keep carpeted. Only one taxed/insured/roadworthy car to be parked IF SPACE available, no motorhomes or caravans. *Other restrictions exist* we'd recommend you review with 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 and 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

Other Disclosures

Listed Status Not Listed
Article 4 Area- No
Conservation Area- No

Other Disclosures

This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor, on the 19/08/2026. 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.

No other Material disclosures have been made by the Vendor.