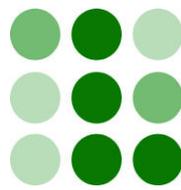




Huish, Yeovil, BA20 1BQ

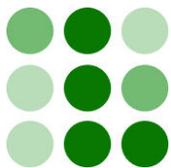
Guide Price £115,000
Leasehold (share of
freehold)

Offered with no forward chain is this top floor self contained apartment. The property is situated in a convenient location within easy walking distance to the town centre and has the added benefit of off street parking. The accommodation includes an entrance lobby which is accessed via an external staircase which then has stairs leading to a long landing. Doors open to the two bedrooms, sitting room, fitted kitchen and bathroom.

 **LACEYS**
YEOVIL LTD



12-14 Hendford, Yeovil, Somerset BA20 1TE
Tel: 01935 425115 Email: info@laceysyeovil.co.uk



144a Huish, Yeovil, BA20 1BQ



- Top Floor Self Contained Flat
- No Onward Chain
- Convenient Town Centre Location
- Gas Central Heating
- Double Glazed
- Two Bedrooms
- Parking

www.rightmove.co.uk
www.primelocation.com
www.zoopla.co.uk

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**.

ACCOMMODATION

The **ACCOMMODATION** comprises:

Entrance Lobby

Access is gained by an external staircase with a front door opening to the entrance lobby. There is a double glazed window to the front and stairs which provide access to the first floor landing.

Landing

The long landing has doors which open to both bedrooms, the sitting room, kitchen and bathroom. There is a radiator, a ceiling light point and a loft hatch (not inspected)

Sitting Room 4.91m (16'1") x 3.03m (9'11")

Two double glazed windows overlook the front of the property. There is track spot lighting and a radiator.

Kitchen 3.00m (9'10") x 2.94m (9'8")

Fitted with a good selection of wall, base and drawer units with work surfaces above. There is space for two under counter appliances and a fridge/freezer. The built in oven has an inset gas hob and extractor hood above and the wall mounted gas fired boiler can be found in here. An inset sink with mixer tap is conveniently situated under the rear facing double glazed window. There is a radiator and an enclosed ceiling lamp.

Bedroom One 3.03m (9'11") x 2.94m (9'8")

A double room which benefits from having a fitted wardrobe. There is a radiator and a ceiling light point. A double glazed window overlooks the front of the property.

Bedroom Two 2.47m (8'1") x 2.23m (7'4")

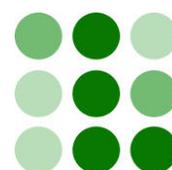
A single room with a double glazed window overlooking the rear of the property, a radiator and a ceiling light point.

Bathroom

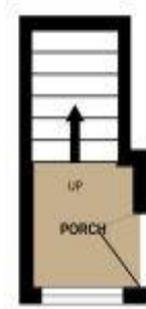
Fitted with a panel enclosed bath with electric shower and glass screen, a pedestal wash basin and a WC. There is a Velux style roof light to the rear and a ceiling light point.

Outside

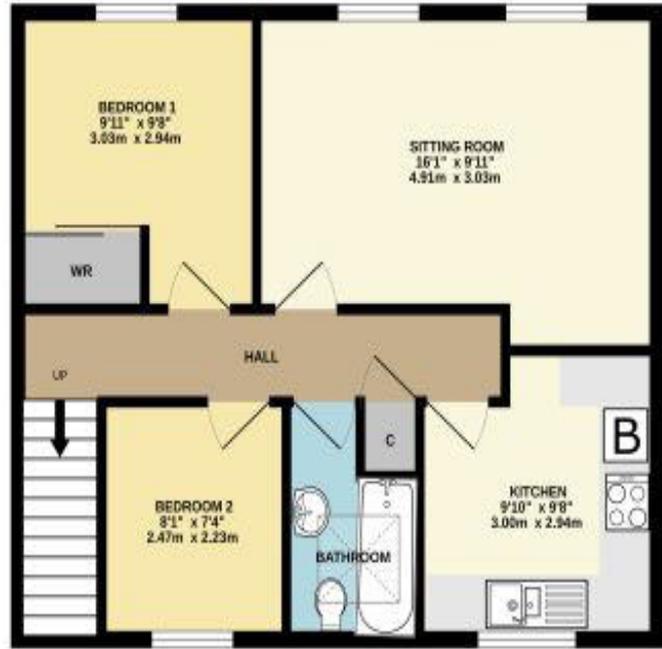
Allocated parking space for 1 vehicle.



FIRST FLOOR
47'10 1/2" x 117'10 1/2" approx.

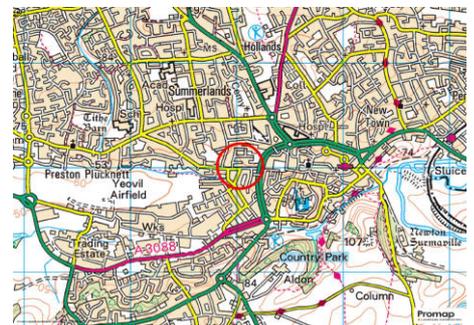


SECOND FLOOR
104'10" x 115'10 1/2" approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 993 sq.ft. [91.83 m²] approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of all doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The 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 is given as to their operability or efficiency (as applicable).
 Made with floorplan studio



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

In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance.

Part A

- Council Tax Band - Band A
- Asking Price - Guide Price £115,000
- Tenure - Leasehold- Each flat owner is one third of the landlord.
- Lease length - 999 years from 29 September 1982
- Service Charge - To pay one third of landlords expenditure. Each flat owner is one third of the landlord.
- Ground Rent - £1 if demanded.

Part B

- Property Type - 2 Bed Top Floor Flat
- Property Construction - Standard
- 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 Central Heating
- 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 - One allocated parking space.

Part C

- 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 are not aware of any significant restrictions however we recommend that you check this with your conveyancer.
- Rights and Easements - To redecorate in the seventh year of the term and every 7 years there after. To pay one third of the associated buildings insurance. Property to be used for private residential purposes only. Parking space for private vehicle only. Not to be used for illegal or immoral purposes, nor permit any auction) No musical instrument, television, radio, loudspeaker or mechanical, electrical or other noise making instruments to be played/used nor any singing between 11.30pm and 8.00am (nor at any other time so as to cause nuisance / annoyance. No bird, dog or other animal or pet kept in flat without previous consent of the landlord. To cover all floors (other than in the kitchen and bathroom) with parpet and adequate underlay. Clean windows in and out at least once a month. No children playing in the communal areas.
- Flood Risk - We are unable to verify the exact flood risk for this property so we have taken information from a neighbouring one. We would advise you to carry out your own checks. According to the Environment Agency's website, a neighbouring property is in an area at a VERY LOW RISK from River/Sea (defined as the chance of flooding each year as less than 0.1%) and LOW RISK from Surface Water (defined as the chance of flooding as between 0.1% and 1% each year).
- 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 26/6/2024. 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.