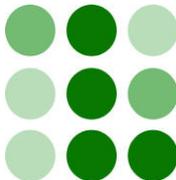


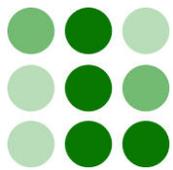


Wyndham Court, Yeovil, BA21 4HB

Guide Price £85,000  
LEASEHOLD

This well presented second floor front facing lift served retirement apartment (over 60's) is situated in a most convenient town centre location and is offered for sale with no forward chain. The accommodation is well presented throughout and includes an entrance hallway with two storage cupboards, a living/dining room with access to the balcony, a well equipped fitted kitchen, double bedroom and shower room. There is communal parking which is offered on a first come first served basis, communal gardens and a residents lounge, laundry room and guest suite for visitors.

 **LACEYS**  
**YEOVIL LTD**



27 Wyndham Court, Yeovil, BA21 4HB



- Second Floor Apartment With Balcony
- No Forward Chain
- Popular Town Centre Location
- Communal Facilities Including A Residents Lounge, Laundry And Communal Gardens
- Living/Dining Room
- Kitchen
- Shower Room
- Electric Heating
- Double Glazed

[www.rightmove.co.uk](http://www.rightmove.co.uk)  
[www.primelocation.com](http://www.primelocation.com)  
[www.zoopla.co.uk](http://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

### Communal Entrance

With double doors leading into the residents lounge which can be used by all residents within Wyndham Court. There is a kitchen, access to communal gardens and the house managers office. A door leads to the hall which provides access to the laundry room, refuse room, stairway and lift.



### Entrance Hallway

There is a deep cupboard which houses the hot water tank with shelving and a further cupboard which houses the electric meter. There is an entrance intercom, emergency pull cord, a ceiling light point and a smoke alarm. Doors open to the living room, bedroom and shower room.

### Living/Dining Room 6.90m (22'7") x 3.27m (10'8") Max

Enjoying a pleasant outlook over the front of the property through the double glazed window and double glazed door which opens onto the balcony from which both town and countryside views can be enjoyed. There is an electric fire which provides a nice focal feature to the room, a night storage heater, television and telephone points.

### Kitchen 2.30m (7'6") x 2.14m (7'0")

Fitted with a range of wall and base units with drawers and work surfaces above. There is a stainless steel sink with mixer tap conveniently situated under the front facing double glazed window and built in appliances include a built in oven/grill, hob with extractor hood above, fridge and freezer. There is an electric fan heater.

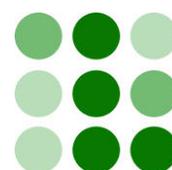


### Bedroom 4.11m (13'5") x 2.79m (9'1")

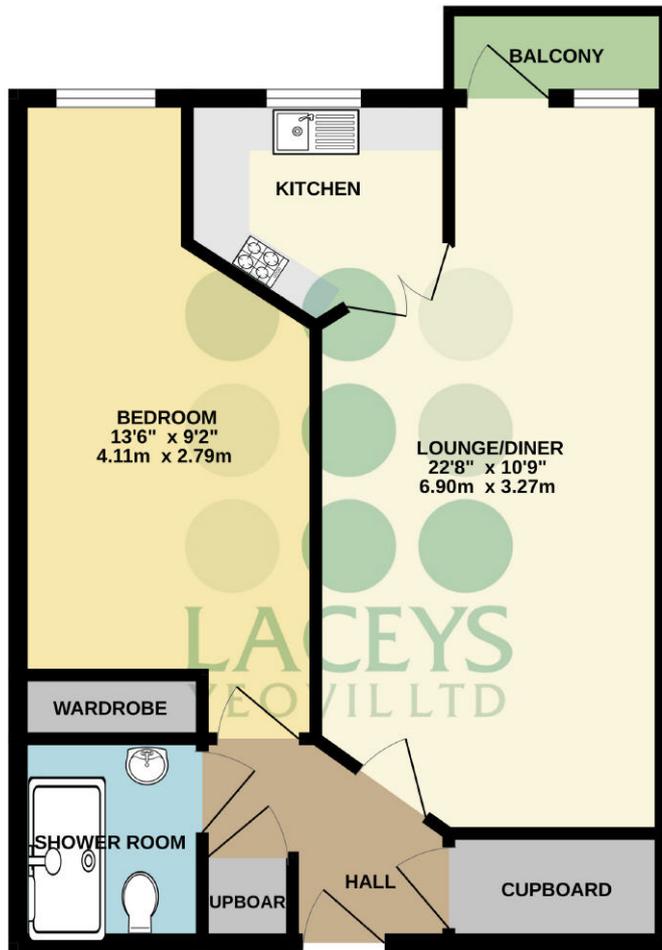
A nice size double room with mirror fronted fitted wardrobes. There is a decorative ceiling light fitting, television and a telephone points and a night storage heater.

### Shower Room

Fully tiled and fitted with a shower enclosure with thermostatically controlled shower, a low level WC and a wash basin with vanity unit beneath. There is a shaver light/point, an enclosed ceiling lamp, an extractor fan and a heated towel rail

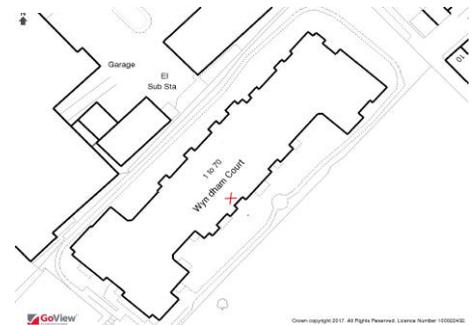


SECOND FLOOR



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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**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

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 - C
- Asking Price - Guide Price £85,000
- Tenure - Leasehold
- Lease length - 125 years from 1 June 2005
- Service Charge - Service Charge - £989.02 1.3.24-31.8.24, paid every 6 months
- Ground Rent - £395.00 (£197.50 1.3.24 - 31.8.24, paid every 6 months) up to 31.5.2028, then on 1.6.2028, and every 21 years thereafter, reviewed upward-only in line with Retail Price Index.

### Part B

- Property Type - One bedroom second floor retirement flat for the over 60's
- 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, advised by the vendor included within the service charge
- Sewerage - Mains, advised by the vendor included within the service charge
- Heating - Electric - Night storage heaters (Hot water tank & immersion is situated in a cupboard in the entrance hall)
- Broadband - Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>. Broadband to the building, type not known by the vendor.
- Mobile Signal/Coverage – Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>
- Parking - Communal car park, one car space is subject to availability and approval.

### 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 - 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 the landlord. 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.
- Rights and Easements -We're not aware of any significant/material rights, but we'd recommend you review the Title/deeds and lease of the property with your solicitor.
- 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 less than 0.1%).
- 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 29.03.24. 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.