



Vanguard Court, Ritchie Road, Yeovil, Somerset,
BA22 8SH

Guide Price £87,500

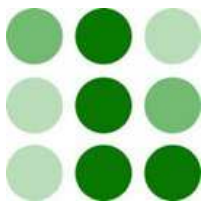
Leasehold

This one bedroom ground floor flat is situated in the sought after area of Houndstone and is offered to the market with no forward chain. The property is in need of modernisation and offers accommodation including an entrance hallway, bedroom with fitted furniture, sitting room, kitchen and bathroom. Outside there is an allocated parking space.



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Tel: 01935 425115 Email: info@laceysyeovil.co.uk



Flat 1, Vanguard Court, Ritchie Road, Yeovil, Somerset, BA22 8SH



- Ground Floor Flat In Need Of Modernisation
- Offered With No Forward Chain
- Popular Houndstone Location
- Electric Heating
- Wooden (older) Double Glazing
- White Bathroom Suite

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

From the communal hallway you are greeted with an entrance hallway which has doors opening to the sitting room, bedroom and bathroom. A further door opens to the airing cupboard which houses the hot water cylinder. There is a decorative light fitting and coat hooks.

Open Plan Living Space/Kitchen 5.92 m x 3.00 m (19'5" x 9'10")

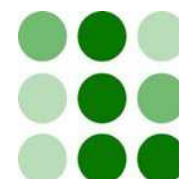
A twin aspect room with wooden double glazed windows facing the front and side of the property. In the sitting area there is a modern electric wall mounted heater and a decorative ceiling light point whilst in the kitchen there is are base units with work surfaces above, a stainless steel sink, strip lighting, an extractor fan and an open cupboard with shelves.

Bedroom 3.22 m x 2.90 m (10'7" x 9'6")

A double room with fitted wardrobe style and over head units. There is a wooden double glazed window facing the front, a wall mounted electric heater and a decorative light fitting.

Bathroom

Fitted with a panel enclosed bath with screen and curtain to side and shower above, a pedestal wash basin and a closed coupled WC. There is an enclosed ceiling lamp, a wall mounted electric heater and an extractor fan.

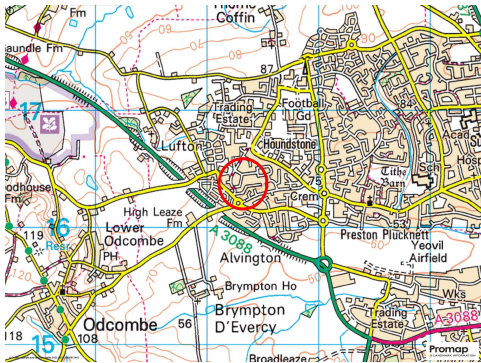
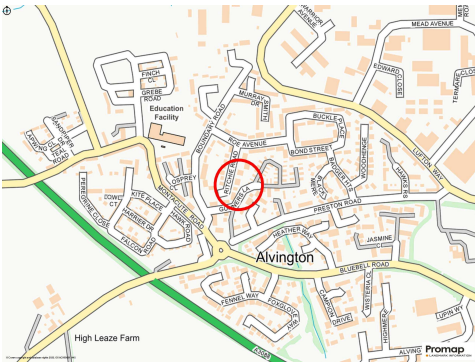


GROUND FLOOR
376 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA: 376 sq.ft. (35.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for information purposes only and should not be relied upon for any prospective purchase. The format, system and appearance shown have not been tested and no guarantee is given for their accuracy or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 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.

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 Digital Markets, Competition and Consumers Act 2024

Material Information applicable in all circumstances

- Council Tax Band - Band A
- Asking Price - Guide Price £87,500
- Tenure - Leasehold (Share of Freehold 1/8) - 99 years from 1 May 1990 (Vendor will be willing to cover the cost of a lease extension to 999 years to tie in with completion)
- Ground Rent- A peppercorn
- Service Charge- Current Service Charge £65/Month (£780/year)
- Ground Rent- A peppercorn

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
- 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 - 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 -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 and parking space in the occupation of one individual family. Not to play or use any piano gramophone record player radio or television loudspeaker or mechanical or other musical instrument of any kind nor to practise any singing in the flat so as to cause to the neighbours any nuisance or annoyance or so as to be audible outside the flat at any time.

Material Information that may or may not apply

To use the parking space for a private motor car or motor cycle or a goods vehicle not exceeding seven hundred weight only and to park the same only in the parking space. Not to do or permit or suffer to be done in or upon the property any act or thing which may be or become a nuisance annoyance or disturbance or cause damage or inconvenience to the lessor or its lessees. More covenants in place refer to 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 & 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

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 17/07/2026. 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.