



Wyndham Court, Yeovil, Somerset, BA21 4HB

Guide Price £84,000

Leasehold

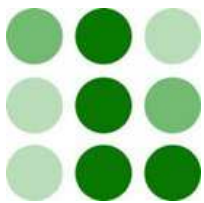
This first floor garden apartment (over 60's) is situated in a central town position and is offered to the market with no forward chain. The accommodation includes an entrance hallway, sitting/dining room, spacious double bedroom with fitted wardrobe, kitchen with appliances and a shower room. A door from the living room opens to a small patio beyond which there are communal grounds. Within the development there is a residents lounge, communal bin store and a laundry room. The apartment can be accessed via lift or stairs whilst we understand other nearby residents have installed external door handles in order to access the apartment using one of the gentle external slopes. There is a house manager and emergency pull cords.

 **LACEYS**
YEOVIL LTD



12-14 Hendford, Yeovil, Somerset, BA20 1TE

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



Apartment 15, Wyndham Court, Yeovil, Somerset, BA21 4HB



- First Floor Garden Apartment
- No Forward Chain
- Over 60's only
- Outside Patio
- Large Double Bedroom With Fitted Wardrobe
- Kitchen With Appliances
- Shower Room
- Communal Facilities including residents lounge, bin store and laundry room.
- Communal Gardens

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 an entrance hallway which has doors opening to the sitting/dining room, shower room and double bedroom. Two further doors open to the deep airing cupboard housing the hot water cylinder and slim line cupboard. There is an enclosed ceiling lamp and an emergency pull cord.

Sitting/Dining Room 5.86 m x 3.26 m (19'3" x 10'8")

A spacious room with feature electric fire and surround. A double glazed door opens to the patio and double doors open to the kitchen. There are two enclosed ceiling lamps, a night storage heater and an emergency pull cord.

Kitchen 2.32 m x 2.19 m (7'7" x 7'2")

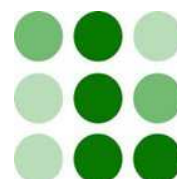
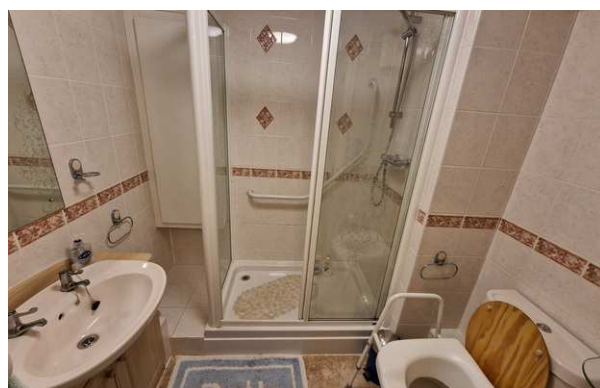
Fitted with a good selection of wall and base units with drawers and work surfaces above. There is a built in electric oven and hob with extractor hood above. The freestanding fridge/freezer and slimline dishwasher will remain and the stainless steel sink with mixer tap is conveniently situated under the side facing double glazed window. There is spot lighting and a wall mounted electric fan heater.

Bedroom 4.08 m x 2.81 m (13'5" x 9'3")

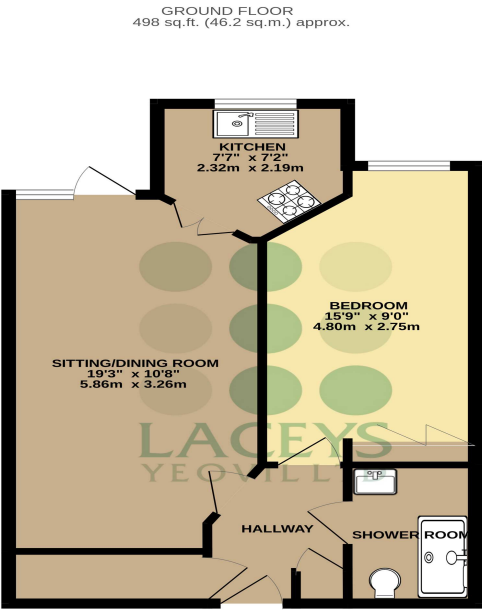
A good size double room with a side facing double glazed window, a ceiling light point and a night storage heater. There are extensive fitted mirror fronted wardrobes.

Shower Room

Well equipped with a good size shower unit with thermostatically controlled shower, a wash basin with vanity unit and a low level WC. There is an extractor fan, an enclosed ceiling lamp, a warm air heater and a heated towel rail.



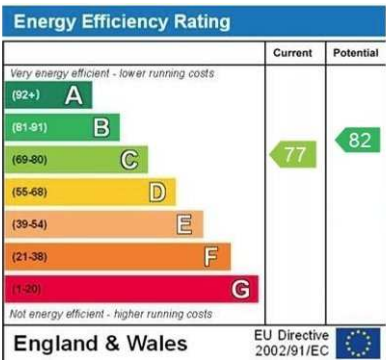
Apartment 15, Wyndham Court, Yeovil, Somerset, BA21 4HB



TOTAL FLOOR AREA - 498 sq.ft. (46.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other space 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 for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.

Made with Metreplex ©2025



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 - C
- Asking Price - Guide Price £84,000
- Tenure - Leasehold
- Lease Length-Term 125 Years from 1st June 2005
- Ground Rent-£395.00 per annum. Up to 31.5.2028, then on 1.6.2028, and every 21 years thereafter, reviewed upward-only in line with Retail Price Index
- Service Charge-For 6 month period September 2025- February 2026- £1006.42
- 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 - First Floor Garden 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-included in fees.
- Sewerage -Mains
- Heating -Electric Night Storage Heating
- 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 -Permit Parking within the development offered 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.
- 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 the landlord. Keep carpeted.

Material Information That may or may not apply continued.

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.

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 in an area at a VERY LOW RISK from River, Sea and surface water flooding (defined as the chance of flooding each year as less than 0.1%)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- Accessed via lift or stairs. We understand that neighbours have installed external door handles to their outside doors. Potentially this could be done in order to access the external ramp to gain entry into the property this way instead.
- 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 17/11/2025. 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.

