

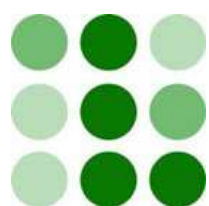


Stonehill, East Stoke, Stoke-Sub-Hamdon,
Somerset, TA14 6RH

Fixed Price £80,000 (40% Share)

Leasehold

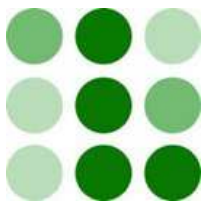
An opportunity to Purchase a 40% Share of a well proportioned two bedroom end of terrace home set in a tucked away position within this popular village location. The home benefits from gas central heating, UPVC double glazing, enclosed rear garden and allocated parking for two vehicles. The home provides a good opportunity for First Time Buyer(s).

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52 Stonehill, East Stoke, Stoke-Sub-Hamdon,
Somerset, TA14 6RH



- An Opportunity To Purchase A 40% Share Of A Two Bedroom End Terrace House
- Well Proportioned Accommodation
- Popular Village Location
- Tucked Away Position
- Gas Central Heating
- UPVC Double Glazing
- Enclosed Rear Garden
- Allocated Parking For Two Vehicles

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 425 115**.

Accommodation Comprises

Frosted UPVC double glazed front door to the Entrance Hall.

Entrance Hall

Radiator. Phone point. Understairs recess. Stairs up to the Landing. Doors to the Lounge & Kitchen/Dining Area.

Lounge 3.53 m x 2.92 m (11'7" x 9'7")

Radiator. TV point. UPVC double glazed window, front aspect.



Kitchen/Dining Area 4.80 m x 2.49 m (15'9" x 8'2")

Comprising inset stainless steel single drainer, 1 1/2 bowl sink unit with mixer tap, rolltop worksurface with cupboards & drawers below. Built in oven & hob, extractor hood above. Recess for washing machine, plumbing in place. Space for an upright fridge/freezer. Wall mounted cupboards. Wall mounted Glowworm combi boiler. Radiator. Space for table & chairs. Vinyl flooring. Inset ceiling spotlights. UPVC double glazed window, rear aspect. UPVC double glazed door to the Rear Garden.

Landing

Radiator. Built in storage cupboard. Hatch to loft space. Doors to both Bedrooms & the Shower Room.



Bedroom One 3.89 m x 2.46 m (12'9" x 8'1")

Radiator. Two built in storage cupboards. UPVC double glazed window, front aspect.

Bedroom Two 2.97 m x 2.82 m (9'9" x 9'3")

Radiator. Built in double fronted wardrobe. UPVC double glazed window, rear aspect with outlook.



Shower Room 1.96 m x 1.70 m (6'5" x 5'7")

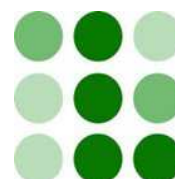
Comprising a corner shower cubicle with wall mounted shower, oversized head & panelled surround. Vanity sink unit. Low flush WC. Heated towel rail. Vinyl flooring. Inset ceiling spotlights. Velux window, rear aspect.

Outside

To the rear there is an enclosed garden, the garden comprises of a lawn area. Outside tap. Outside light. Outside store. Canopy above the back door. The garden is bounded by fencing with a timber gate providing side access.

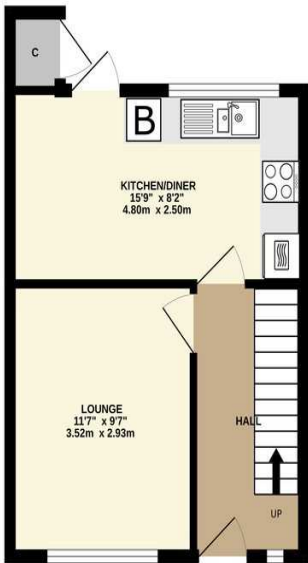
To the front there are lawn areas, concrete path leads to the front door, entrance canopy above. Outside light.

There are two allocated parking spaces to the front of the property.

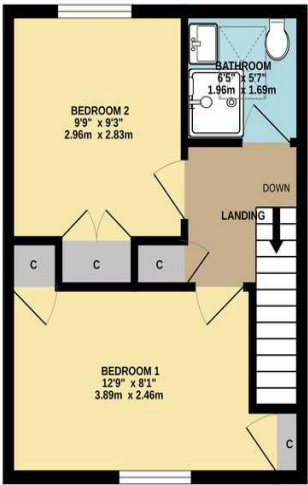


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GROUND FLOOR
312 sq.ft. (29.0 sq.m.) approx.



1ST FLOOR
304 sq.ft. (28.2 sq.m.) approx.



TOTAL FLOOR AREA: 616 sq.ft. (57.2 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		
69-80	C	73 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

Material Information in compliance with the Digital Markets, Competition and Consumers Act 2024.

Material Information applicable in all circumstances

- *Council Tax Band* - B
- *Asking Price* - Fixed Price £80,000 (40% Share)
- *Tenure* - Leasehold
- *Lease Term* - 125 years from 28.03.1991
- *Service Charge* - Please note monthly rent and service charges are payable on the 40% share: Rent: £239.96 / Building Insurance: £13.48 / Total: £253.44
- *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.gove.uk/calculate-stamp-duty-land-tax>
- *Other fees/Disbursements payable* - Conveyancer's 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 lender's 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* - 2 Bedroom End Terraced House
- *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, on a meter.
- *Sewerage* - Mains
- *Heating* - Gas Central Heating, Glow Worm combi boiler located in the Kitchen that heats the hot water.
- *Broadband* - Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/adviceforconsumers/advice/ofcom-checker>.
- *Mobile Signal/Coverage* - Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>
- *Parking* - Allocated parking for two vehicles.

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;- Not to use the Premises no permit the same to be used for any purpose whatsoever other than as a private residence. *More covenants in place refer to your solicitor.
- *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.
- *Flood Risk* - 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
- *Coalfield Or Mining Area* - N/A

Energy Performance Certificate (EPC Rating) - C

Other Disclosures

Eligibility of Buyers

- Buyers must meet the shared ownership scheme's eligibility criteria:
 - o Typically first-time buyers or those who cannot afford to buy on the open market.
 - o Household income must not exceed current limits (e.g., £80,000 outside London, £90,000 in London).
 - o Have a local connection (live/work/immediate family residing within the area). More information on local connections can be found at <https://www.abrihomes.co.uk/help-advice/local-area-connections>

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 24/09/2026. 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.