

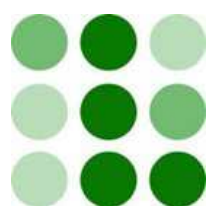


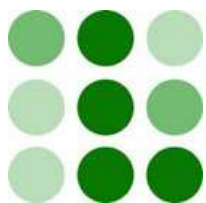
Wyndham Court, Yeovil, Somerset, BA21 4HB

Guide Price £100,000

Leasehold

A well presented & well proportioned two bedroom top floor retirement apartment for the over 60's, enjoying a lovely outlook over a green area. The apartment benefits from UPVC double glazing, modern shower room, communal gardens, communal facilities & communal parking area. Also the added benefit of No Onward Chain.

 **LACEYS
YEOVIL LTD**



Flat 70, Wyndham Court, Yeovil, Somerset, BA21 4HB



- A Well Presented Two Bedroom Top Floor Retirement Apartment For The Over 60's
- Well Proportioned Accommodation
- Enjoying A Lovely Outlook Over A Green Area
- UPVC Double Glazing
- Modern Shower Room
- Communal Gardens, Facilities & Parking Area
- Secure Intercom Entry
- Lift Access
- No Onward Chain

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

Communal Door to Communal Lobby, lift or stair access to the 2nd floor, then a walk to a 2nd lift that takes you up to the 4th floor and access to No70, Flat front door to:-

Entrance Hall

Wall mounted night storage heater. Two built in storage cupboards. Built in airing cupboard. Doors to Lounge, Two Bedrooms & Shower Room.

Lounge 5.36 m x 3.91 m (17'7" x 12'10")

Built in electric fireplace. Wall mounted night storage heater. TV point. Phone point. Ceiling rose, Coved ceiling. UPVC double glazed window, side aspect with outlook. UPVC double glazed door with Juliet balcony, front aspect with outlook. Glazed double opening doors to the Kitchen.

Kitchen 2.72 m x 1.78 m (8'11" x 5'10")

Comprising inset stainless steel single drainer, single sink unit with mixer tap, tiled surround and rolltop work surfaces with cupboards & drawers below. Built in oven & hob with extractor above. Integrated fridge & freezer. Wall mounted cupboards Wall mounted Dimplex heater. Spotlights. Coved ceiling. UPVC double glazed window, front aspect with outlook.

Bedroom One 4.32 m x 3.33 m (14'2" x 10'11")

Range of fitted bedroom furniture. Wall mounted night storage heater. Coved ceiling. Ceiling rose. TV point. Phone point. UPVC double glazed window, side aspect with outlook.

Bedroom Two 3.40 m x 2.67 m (11'2" x 8'9")

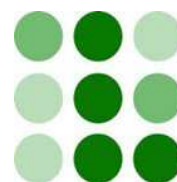
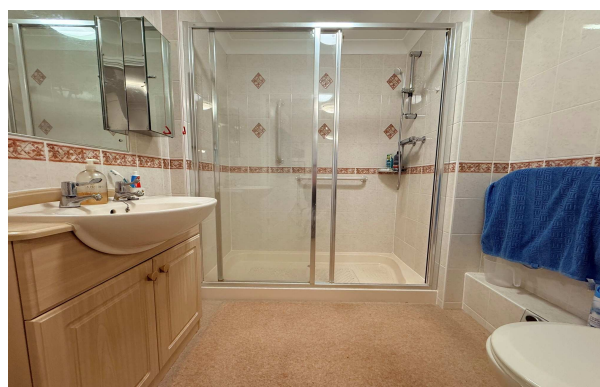
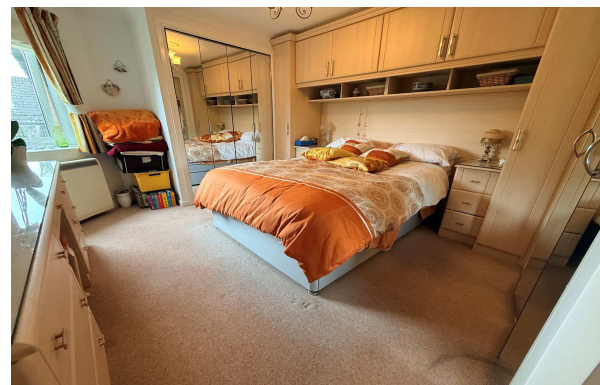
Wall mounted electric panel heater. Coved ceiling. Phone point. TV point, UPVC double glazed window, front aspect with outlook.

Shower Room 2.26 m x 1.93 m (7'5" x 6'4")

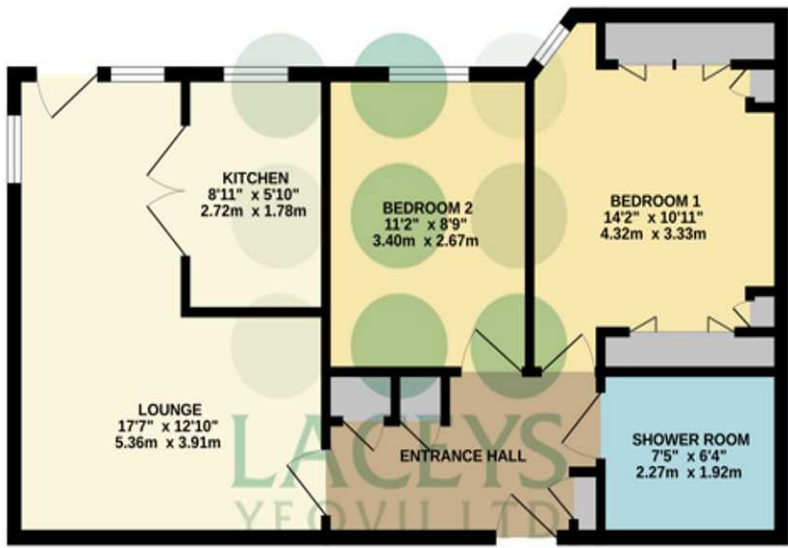
Suite comprising triple width shower cubicle with wall mounted shower, tiled surround. Vanity sink unit. Low flush WC. Extractor fan. Coved ceiling. Wall mounted Dimplex electric heater. Tiled walls.

Communal Area's

Wyndham has a nice sized communal lounge with kitchen facilities for residents to use with regular activities taking place too. Communal laundry room. There are communal gardens and also a communal parking area.

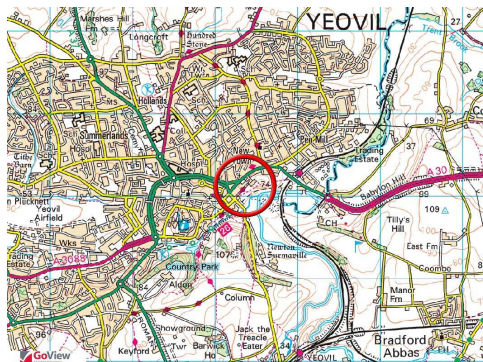


TOP FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, corridors, 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.
Made with floorplan 12/2023

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 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

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

Material Information applicable in all circumstances

- *Council Tax Band* - D
- *Asking Price* - Guide Price £100,000
- *Tenure* - Leasehold - 125 years from 01/06/2005
- *Ground Rent* - £460.00 p/a
- *Service Charge* - £3019.20 p/a
- *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* - Conveyancer's will change 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 Apartment
- *Property Construction* - Traditional/Purpose Built
- *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 storage & panel heaters. Hot water tank located in the airing cupboard in the Entrance Hall 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* - Communal car park, one car space is subject to availability and approval.

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;- 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 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

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 03/06/2026. 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.