

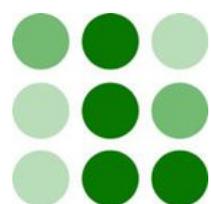


Ivel Court, Yeovil, Somerset, BA21 4HX,

Guide Price £78,000

Leasehold

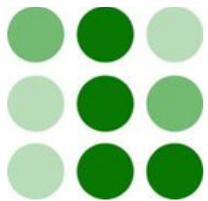
This first floor apartment is situated in a most convenient town centre location and is offered for sale with no forward chain. The accommodation includes an entrance lobby, double bedroom, sitting room, further lobby with airing cupboard, bathroom and kitchen. Outside there is an allocated parking space.

 **LACEYS
YEOVIL LTD**



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

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16 Ivel Court, Yeovil, Somerset, BA21 4HX



- First Floor Flat
- Convenient Town Centre Location
- Offered For Sale With No Forward Chain
- Allocated Parking Space
- Ideal First Time Buy Or Buy To Let



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:

Lobby

As you enter the property you are greeted with a lobby which has doors opening to the bedroom and sitting room. There is a ceiling light point.

Bedroom 2.58 m x 2.28 m (8'6" x 7'6")

A small double room with a rear facing window. There is circular track spot lighting.

Sitting Room 4.49 m x 2.67 m (14'9" x 8'9")

A large window overlooks the front of the property. An opening leads to the kitchen and a door opens to the lobby. There is a ceiling light and fan.

Kitchen 2.59 m x 1.98 m (8'6" x 6'6")

Fitted with a selection of wall and base units with work surfaces above. There is a larder style storage cupboard, an inset stainless steel sink with mixer tap, an electric freestanding cooker, space for a washing machine and space for a fridge. There is a side facing window and spot lighting.

Lobby

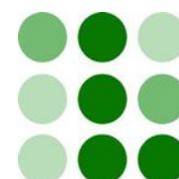
A door opens to the bathroom with a further door opening to the airing cupboard which houses the hot water cylinder.

Bathroom

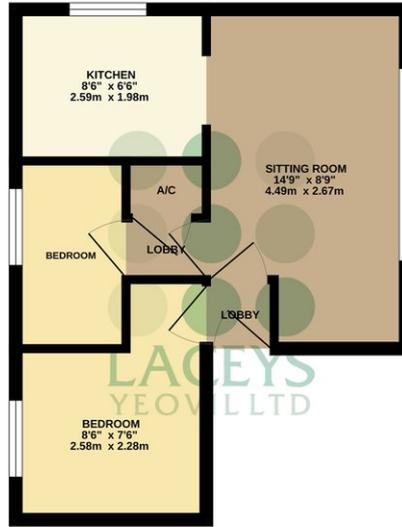
Fitted with a panel enclosed bath with telephone style mixer tap and shower attachment, a low level WC and a pedestal wash basin. There is a shaver point and an obscured rear facing window.

Outside

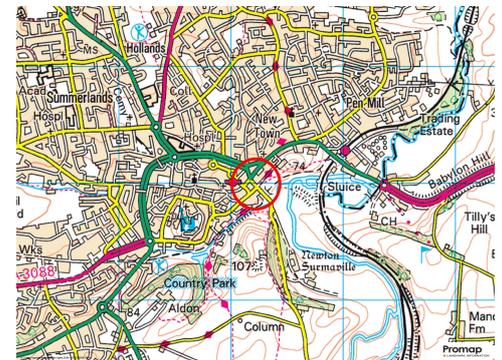
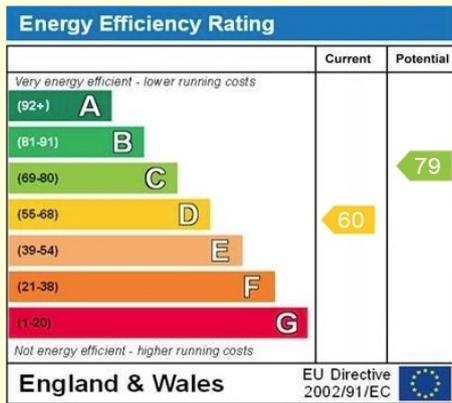
Outside there is an allocated parking space.



FIRST FLOOR
306 sq.ft. (28.4 sq.m.) approx.



TOTAL FLOOR AREA: 306 sq.ft. (28.4 sq.m.) approx.
While 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 or omission of the information. This plan is for general guidance only and should not be relied on without the aid of a professional surveyor. The services, systems and appliances shown have not been tested and no guarantee is made as to their operation or efficiency. Call us on 01935 424242.
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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

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

Material Information applicable in all circumstances

- Council Tax Band - A
 - Asking Price - Guide Price £78,000
 - Tenure - Leasehold
 - Term- 125 years from 1st September 1983
 - Ground Rent- We understand from the management company that no ground rent is payable.
 - Service Charge- £35/month.
- 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 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 -No Heating Fitted
- 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 -Not to use or permit the demised premises or any part thereof to be used for any illegal or immoral purpose nor to permit any trade or business to be carried on there but the lessee shall use the demised premises for the purposes of a single private residence only. Not to permit any domestic or other pets to be kept upon the demised premises without the written permission of the lessor which if given shall be deemed to be given by way of licence revocable at will.

We'd recommend you review the Title/deeds of the property 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 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) - D

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 15/02/2026. 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.