



Wyndham Court, Yeovil, Somerset, BA21 4HB

Guide Price £100,000

Leasehold

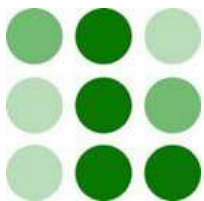
This second floor lift served retirement apartment is situated in a most convenient town centre location and is offered for sale with no forward chain. Entering the property you are greeted with a long entrance hallway which provides access to the sitting/dining room, two double bedrooms and bathroom. Beyond the sitting room there is a well equipped fitted kitchen. Wyndham Court is designed for the over 60's and offers sociable living for retirement. There is a communal residents lounge with kitchen, communal washing machines/dryers, guest room and a visiting house manager.



Wyndham Court, Yeovil, Somerset

Tel: 01935 425115 Email: [info@laceysyeovil.co.uk](mailto:info@laceysyeovil.co.uk)





33 Wyndham Court, Wyndham Court, Yeovil,  
Somerset, BA21 4HB



- Retirement Apartment For The Over 60's
- Two Double Bedrooms
- Second Floor With Lift
- Living/Dining Room
- Fitted Kitchen
- Bathroom With Bath Lift
- No Forward Chain
- Electric Heating
- Double Glazed Windows

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**

The long entrance hallway provides a pleasant welcome into the apartment. Doors open to the living/dining room, both bedrooms and the bathroom. There are three useful storage cupboards, one of which houses the hot water tank. There are two enclosed ceiling lamps, an emergency pull cord and a night storage heater.

#### **Living/Dining Room 6.98 m x 3.29 m (22'11" x 10'10")**

A spacious room with a double glazed window overlooking the side of the building over the town and towards the Hospital. There are two decorative light fittings, a night storage heater, telephone and television points.

#### **Kitchen 2.69 m x 2.32 m (8'10" x 7'7")**

Fitted with a comprehensive range of wall and base units with drawers and work surfaces above. There is open shelving and built in appliances include a fridge, freezer, oven and hob with extractor hood above. The stainless steel sink with mixer tap is conveniently situated under the side facing double glazed window. There is a wall mounted electric warm air heater and spot lighting.

#### **Bedroom One 4.78 m x 3.24 m (15'8" x 10'8")**

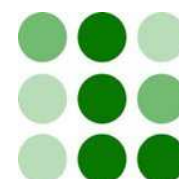
A good size double room offering built in mirror fronted wardrobes and a further selection of extensive wardrobes with built in drawers along with matching bed side tables/drawers. There is a night storage heater, decorative light fitting and a double glazed window overlooking the side of the property.

#### **Bedroom Two 4.23 m x 2.86 m (13'11" x 9'5")**

A further good size double bedroom with two cupboards, shelving and drawers. There is a decorative light fitting and an electric panel heater.

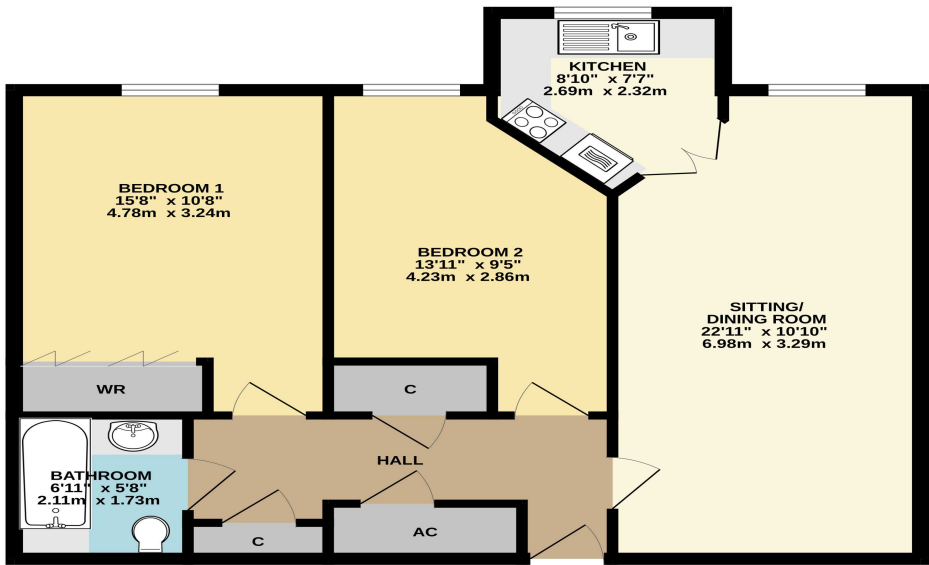
#### **Bathroom**

Fully tiled and fitted with a panel enclosed bath with thermostatically controlled shower above, short screen to side and a rail with curtain, a low level WC and a wash basin with vanity unit beneath. There is a shaver light/point, an enclosed ceiling lamp, a heated towel rail and an extractor fan. Above the bath there is an aid to assist with getting into the bath.

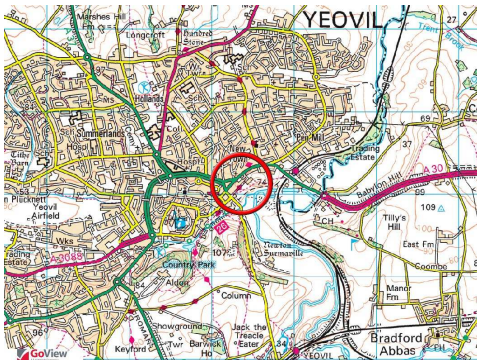
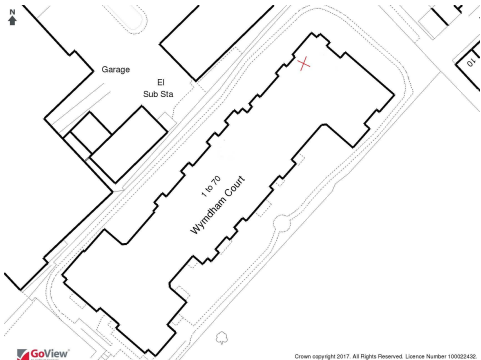
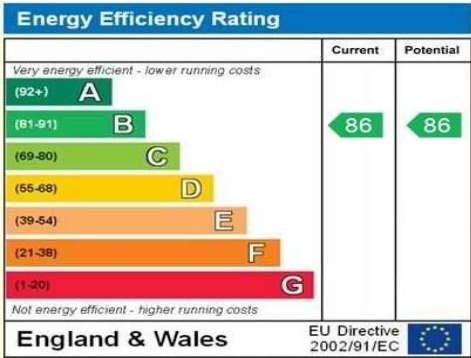




SECOND FLOOR  
728 sq.ft. (67.6 sq.m.) approx.



TOTAL FLOOR AREA : 728 sq.ft. (67.6 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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**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

*In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance.*

### Material Information Part A

- Council Tax Band - D
- Asking Price - Guide Price £100,000
- Tenure - Leasehold. Term 125 years from 1st June 2005
- Service Charge - Half yearly service charge of £1509.60 (for period 1st September 2025- 28th February 2026)
- Ground Rent- £460.00 (£230.00- 1st September 2024 to 28th February 2025) up to 31.05.2028, and every 21 years there after upward-only in line with the retail price index.

"For the latest Stamp Duty charges, please refer to <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>. Please note that the lower thresholds and rates change significantly for transactions completing on or after 1st April 2025."

## PART B

Property Type - Second Floor Apartment

- 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 within service charge.
- Sewerage - Mains
- Heating - Electric Night Storage & Panel Heaters
- Broadband - Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advicefor-consumers/advice/ofcom-checker>. We understand that our client has never had broadband.
- 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.

## PART C

- 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.

## PART C - Continued

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 - 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%)
- Coastal Erosion Risk - N/A
- Planning Permission - No records on the Local Authority's website directly affecting the subject property.
- Accessibility/ Adaptations - We understand that there is a ramp leading to the building and lift access is available. Within the flat itself there is a bath lift.
- Coalfield Or Mining Area - N/A

## Other Disclosures & EPC Rating

EPC Rating B

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 10/01/2025. 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.