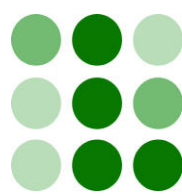


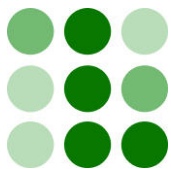


The Arena, Hendford, Yeovil, Somerset,  
BA20 1TH

Guide Price of £79,000  
LEASEHOLD

**A well presented two bedroom first floor retirement flat for the over 55's set within easy reach of the town centre. The flat comprises lounge, kitchen, two bedrooms, en-suite to main bedroom & a further bathroom. Secure intercom entry and a lift. Communal lounge & courtyard garden. No Onward Chain.**

 **LACEYS**  
**YEOVIL LTD**



## 12 The Arena, Hendford, Yeovil, BA20 1TH



- A Well Presented Two Bedroom First Floor Flat For The Over 55's
- Convenient Location Close To Town Centre
- En-Suite To Main Bedroom
- Double Glazing
- Intercom Entry & Lift
- Communal Lounge
- Communal Courtyard Garden
- No Onward Chain

[www.rightmove.co.uk](http://www.rightmove.co.uk)  
[www.primelocation.com](http://www.primelocation.com)  
[www.zoopla.co.uk](http://www.zoopla.co.uk)

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**.

## ACCOMMODATION

The **ACCOMMODATION** comprises:

Communal front door leads to communal entrance, stairs or lift up to first floor, flat door to.

### Entrance Hall

Built in double fronted storage cupboard. Built in airing cupboard. Wall mounted night storage heater. Phone point. Wall mounted intercom handset. Coved ceiling. Doors to lounge, both bedrooms & the bathroom.

### Lounge 4.16m (13'8") x 3.84m (12'7")

Wall mounted Dimplex Quantum heater. TV point. Coved ceiling. Double glazed window, side aspect. Archway through to the kitchen.

### Kitchen 3.30m (10'10") x 1.76m (5'9")

Comprising inset stainless steel single drainer, single sink unit with mixer tap, tiled surround and rolltop work surface with cupboards & drawers below. Built in oven & hob with extractor over. Recess for washing machine, plumbing in place. Recess for under counter fridge. Wall mounted cupboards. Tiled floor. Coved ceiling. Trail of spotlights. Double glazed window.

### Bedroom One 4.04m (13'3") x 2.86m (9'5")

Wall mounted electric panel heater. Phone point. Coved ceiling. Double glazed window, side aspect. Door to the en-suite.

### En-Suite 1.97m (6'6") x 1.78m (5'10")

White suite comprising bath with mixer tap shower attachment, tiled surround. Pedestal wash basin. Low flush WC. Heated towel rail. Wall mounted light/shaver point. Extractor fan. Tiled floor. Coved ceiling. Emergency pull cord. Frosted double glazed window.

### Bedroom Two 2.69m (8'10") x 2.64m (8'8")

Wall mounted electric panel heater. TV point. Coved ceiling. Double glazed window, side aspect,

### Bathroom 2.24m (7'4") x 2.21m (7'3")

White suite comprising bath with mixer tap shower attachment, tiled surround. Vanity sink unit. Low flush WC. Heated towel rail. Tiled floor. Coved ceiling. Extractor fan. Frosted double glazed window.

### Outside/Communal Area

From the ground floor level there is access to the communal courtyard garden, which has plenty of seating areas. Also on the ground floor there is a communal lounge for residents to relax & enjoy.

### Material Information

Leasehold

EPC Rating = B

Council Tax Banding = C

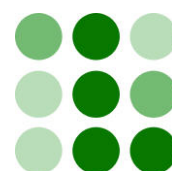
### Lease Details

Lease 125 years from 1.1.2005

Service Charge - £2,949.00 1.1.25 to 31.12.25

Ground Rent - £125.00 1.4.23 to 30.9.23

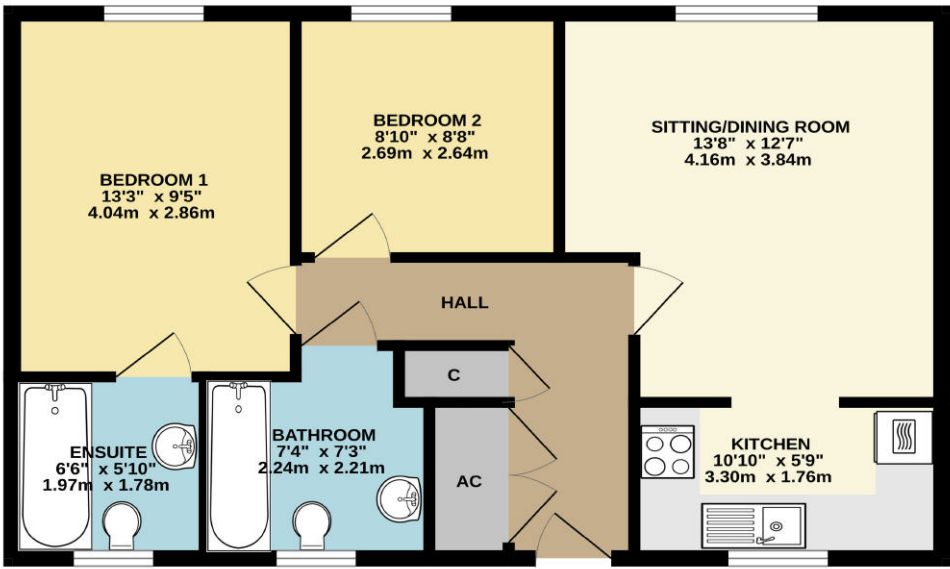
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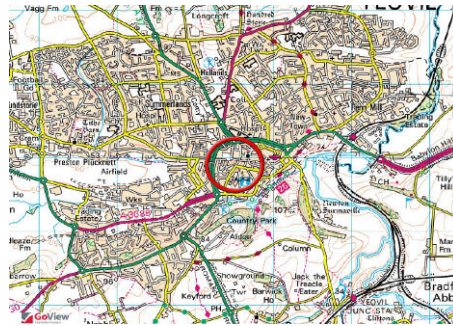
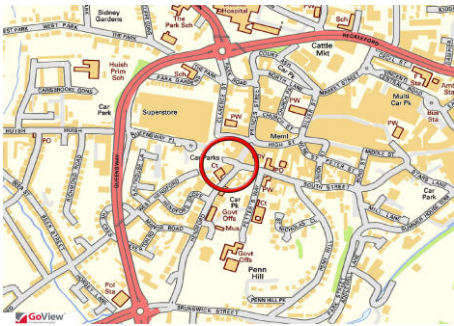
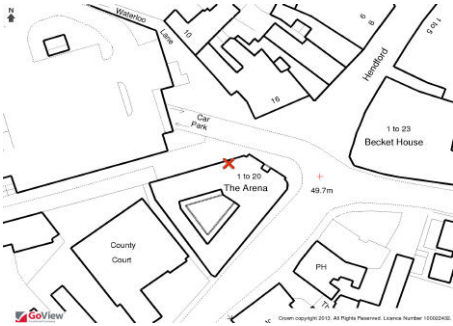
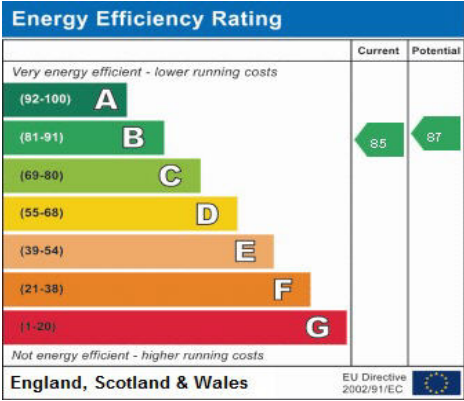
[www.laceysyeovil.co.uk](http://www.laceysyeovil.co.uk)  
[Info@laceysyeovil.co.uk](mailto:Info@laceysyeovil.co.uk)

12-14 Hendford, Yeovil, Somerset BA20 1TE  
**01935 425 115**

FIRST FLOOR  
610 sq.ft. (56.7 sq.m.) approx.



TOTAL FLOOR AREA: 610 sq.ft. (56.7 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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