



Wyndham Court, Yeovil, BA21 4HB

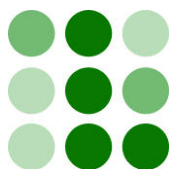
Offers in the Region of £85,000  
**LEASEHOLD**

**A well presented one bedroom ground floor retirement flat for the over 60's set in this convenient location. The flat benefits from UPVC double glazing, shower room, outside patio/garden area, plus the use of all of the communal facilities on site. No Onward Chain.**

 **LACEYS**  
**YEOVIL LTD**



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1 Wyndham Court, Yeovil, BA21 4HB



- A Well Presented One Bedroom Ground Floor Retirement Flat For The Over 60's
- Own Outside Garden/Patio Area
- UPVC Double Glazing
- Shower Room
- Secure Intercom Entry
- Communal Facilities
- Communal Parking
- 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:

Secure Intercom entry via the communal door, entrance lobby and short walk to the flat door, also with this flat you have your own separate entrance from the front if you wish to use it.

Flat front door to:

### Entrance Hall

Built in storage cupboard. Built in meter/store cupboard. Emergency pull cord. Doors to lounge, bedroom and shower room.

### Lounge 6.93m (22'9") x 3.25m (10'8")

Wall mounted night storage heater. Fitted electric fireplace/focal point. Phone point. TV point. Coved ceiling. Emergency pull cord. UPVC double glazed door to the outside patio area. Glazed double opening doors to the kitchen.

### Kitchen 2.31m (7'7") x 2.16m (7'1")

Comprising inset stainless steel single drainer, single sink unit with mixer tap, tiled surround and rolltop worksurface with cupboards & drawers below. Built in oven & hob, extractor hood above. Recess for under counter freezer (included). Wall mounted cupboards. Vinyl flooring. Coved ceiling. Wall mounted Dimplex electric heater. Emergency pull cord. UPVC double glazed window, front aspect.

### Bedroom 4.13m (13'7") x 2.79m (9'2")

Built in wardrobes with mirror fronted concertina doors. Wall mounted night storage heater. TV point. Phone point. Coved ceiling. Emergency pull cord. UPVC double glazed window, front aspect.

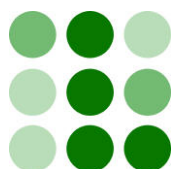
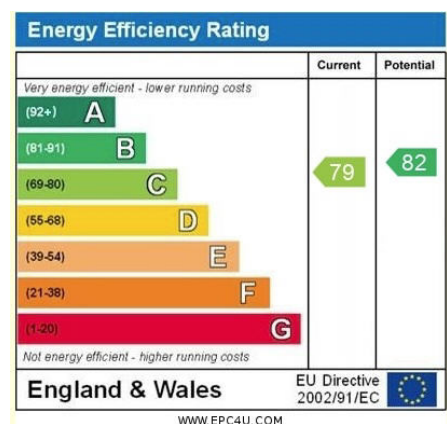
### Shower Room 2.01m (6'7") x 1.90m (6'3")

Suite comprising double width shower cubicle with wall mounted shower, tiled surround. Vanity sink unit. Low flush WC. Wall mounted Dimplex electric heater. Extractor fan. Vinyl flooring. Heated towel rail. Coved ceiling. Emergency push button on bottom of the shower tray (external).

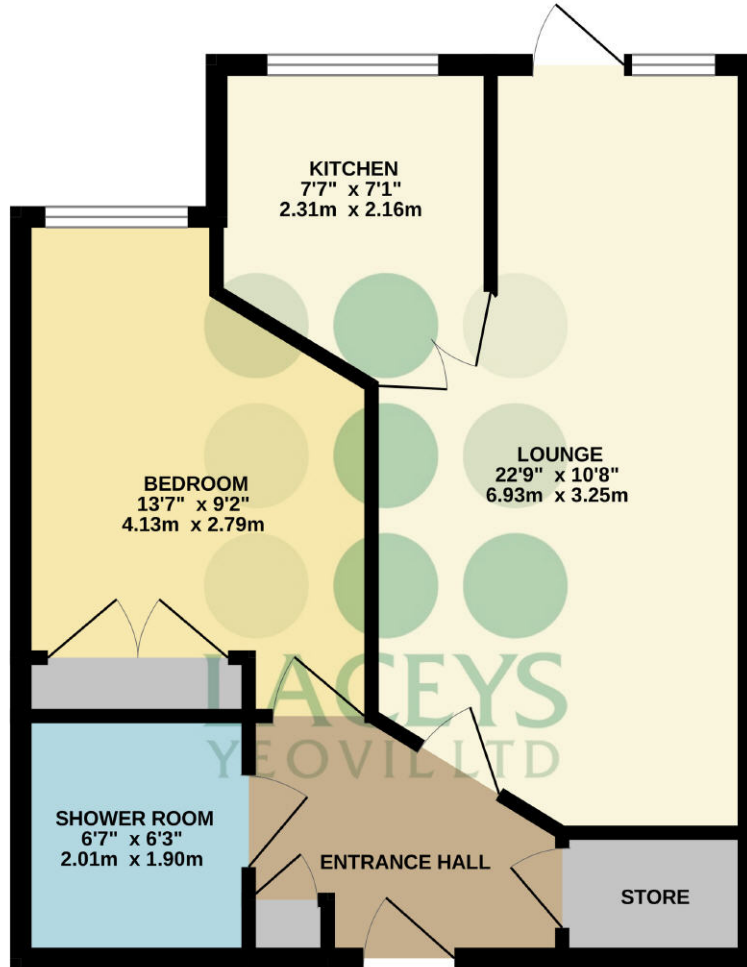
### Outside

From the lounge, UPVC double glazed door provides access to a paved patio area, which links on to the communal garden area.

Communal parking area on a first come first served basis.

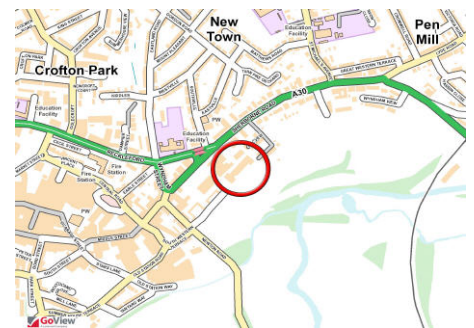
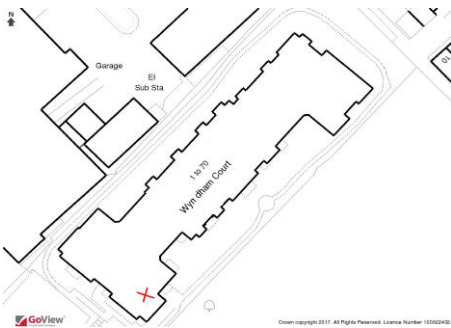


GROUND FLOOR  
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA : 461 sq.ft. (42.8 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.

**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

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.

### Part A

- Council Tax Band - C
- Price - Offers in the Region of £85,000
- Tenure - Leasehold
- Lease length - 125 years from 1 June 2005
- Service Charge - £938.24 - 01.03.25 - 31.08.25 (Payable every six months)
- Ground Rent - £395.00 (£197.50 01.03.25 - 31.08.25, paid every 6 months) up to 31.5.2028, then on 1.6.2028, and every 21 years thereafter, reviewed upward-only in line with Retail Price Index.

### Part B

- Property Type - 1 Bedroom Ground Floor Retirement 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, advised by the vendor included within the service charge.
- Sewerage - Mains, advised by the vendor included within the service charge.
- Heating - Night storage heaters (Hot water tank & immersion is situated in a cupboard in the entrance hall), also wall mounted Dimplex electric heaters in the kitchen & bathroom.
- Broadband - Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/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.

### 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 - 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 and lease 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 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 - 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 23.10.2024. However, such information could change after compilation of the data, so Lacey's cannot be held liable for any changes post compilation or any accidental errors or omissions. Furthermore, Lacey's 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.