Wessex Road, Yeovil, Somerset, BA21 3LS

Guide Price £110,000

Leasehold

A well proportioned two bedroom first floor flat set in this convenient location, close to local amenities. The flat benefits from gas central heating, UPVC double glazing, its own private entrance, communal garden area & communal parking. Also the added benefit of No Onward Chain.

LACEYS YEOVIL LTD

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The Property Ombudsman

157A, Wessex Road, Yeovil, Somerset, BA21 3LS

- A Well Proportioned Two Bedroom First Floor Flat
- Convenient Location, Close To Local Amenities
- Own Private Entrance
- Gas Central Heating
- UPVC Double Glazing
- Communal Garden
- Communal Parking
- No Onward Chain

www.rightmove.co.uk
www.primelocation.co.uk
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 425 115.**

Accommodation Comprises
Frosted UPVC double glazed front door to the Entrance Hall.

Entrance Hall
Radiator. Built in good-size storage cupboard. Stairs up to the Landing.

Landing
Hatch to loft space. Built in airing cupboard which houses the hot water tank. Doors to the Lounge, Kitchen, both Bedrooms & Bathroom.

Lounge 4.16 m x 3.98 m (13'8" x 13'1")
Wall mounted gas fire with back boiler in place. Radiator. TV point. UPVC double glazed window, front aspect.

Kitchen 3.38 m x 2.97 m (11'1" x 9'9")
Comprising inset stainless steel single drainer, 1 1/2 bowl sink unit with mixer tap, tiled surround and rolltop work surfaces with cupboards & drawers below. Recess for cooker, extractor above. Recess for washing machine, plumbing in place. Recess for under counter fridge. Wall mounted cupboards. Radiator. Vinyl flooring. UPVC double glazed window, rear aspect.

Bedroom One 3.71 m x 3.71 m (12'2" x 12'2")
Radiator. Built in storage cupboard. UPVC double glazed window, front aspect.

Bedroom Two 3.02 m x 2.87 m (9'11" x 9'5")
Radiator. Built in storage cupboard. UPVC double glazed window, rear aspect.

Bathroom 1.92 m x 1.82 m (6'4" x 6'0")
White suite comprising bath with wall mounted Triton Enrich electric shower above, tiled surround. Pedestal wash basin. Low flush WC. Radiator. Extractor fan. Vinyl flooring. Frosted UPVC double glazed window, rear aspect.

Outside
To the rear of the property there is a communal garden area, nice sized lawned space. Outside bin store for the flat itself. There is also communal parking areas close by.

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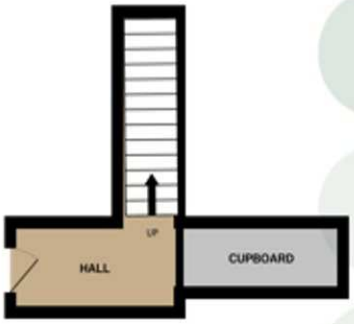
GROUND FLOOR



1ST FLOOR

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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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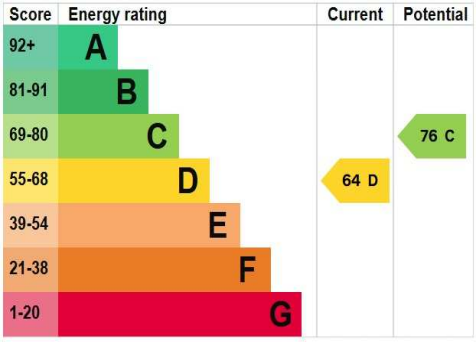

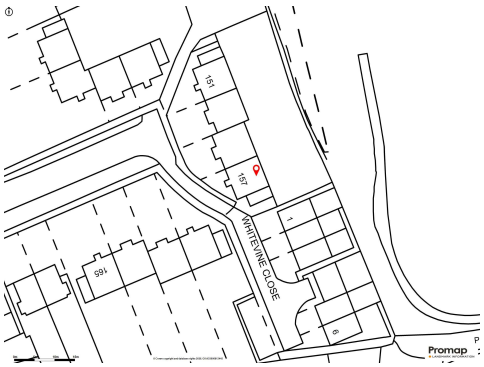

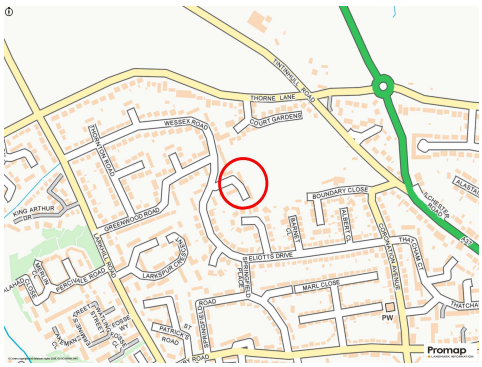

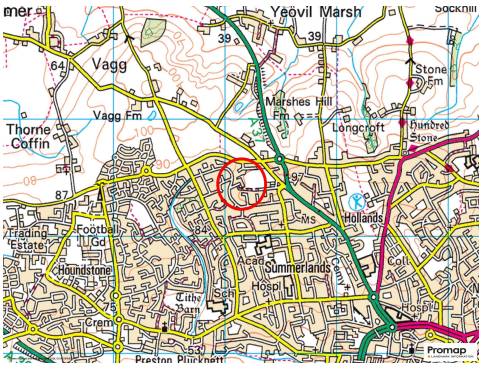

Please Note
No tests have been undertaken of any of the services and any intending purchasers/tenants should satisfy themselves in this regard. Laceys Yeovil Ltd for themselves and for the vendor/landlord of this property whose agents they are, give notice that,(i)these particulars do not constitute any part of an offer or contract,(ii) all statements contained within these particulars are made without responsibility on the part of Laceys 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 Laceys 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

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 £110,000
- *Tenure* - Leasehold - 125 years from 24/06/2001
- Service Charge - £720.00 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.gove.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 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* - Gas Central Heating, back boiler in the Lounge behind the wall mounted gas fire, hot water tank located in the airing cupboard on the Landing.
- *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

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;- Not to use the Property for any trade or business. Not to place on the Property or any part thereof any caravan, house on wheels or any other portable structure adapted for use as a sleeping apartment. Not to keep any animals except such as are usually kept as domestic pets. *More covenants in place refer to your solicitor.
- *Rights and Easement*s - 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) - 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 11/05/2026. 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.