

Hendford House, Hendford Grove, Yeovil,
Somerset, BA20 1UT

Guide Price £65,000

Leasehold

This first floor centrally located studio flat is offered to the market with no forward chain. The accommodation includes an entrance hallway, bathroom and an open plan studio space with fitted kitchen/living/bedroom which benefits from built in storage and a pull down/built in bed. To the rear there is an allocated parking space along with visitor parking.

LACEYS
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The Property Ombudsman



Flat 3, Hendford House, Hendford Grove, Yeovil,
Somerset, BA20 1UT







- First Floor Studio Apartment
- Partially Double Glazed
- Central Location
- No Forward Chain
- Allocated Parking & Visitor Parking
- Electric Heating

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 Lobby
The entrance lobby provides the perfect space to hang coats and is located off the communal hallway (which is accessed via an external staircase). There is a side facing sash window and a ceiling light point. Doors open to the bathroom and studio space.

Bathroom
Fitted with a Champagne coloured suite comprising panel enclosed bath with mixer tap and shower attachment, low level WC and a pedestal wash basin. There is a front facing sash window, a ceiling light point, an extractor fan and a wall mounted fan heater.

Studio 6.74 m x 3.34 m (22'1" x 10'11")
The triple aspect studio space includes a sensible size kitchen area which is fitted with a range of wall and base units with drawers and work surfaces above, glass display cabinet, built in oven, hob and extractor hood. There is space for an under counter appliance and the stainless steel sink with mixer tap is positioned under the side facing sash window. Double glazed windows face the side and rear of the property with extensive fitted wardrobes/cupboards one of which neatly hides a retractable bed. There is spot lighting, a ceiling light point and a night storage heater.

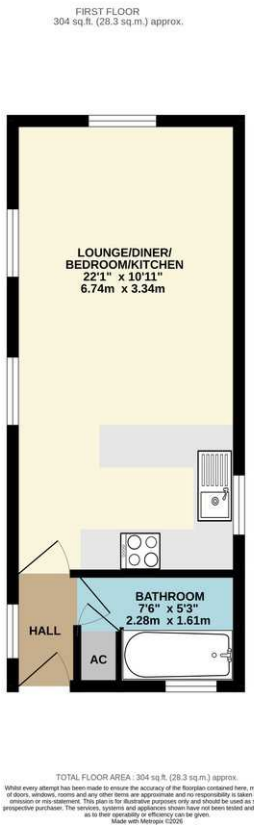




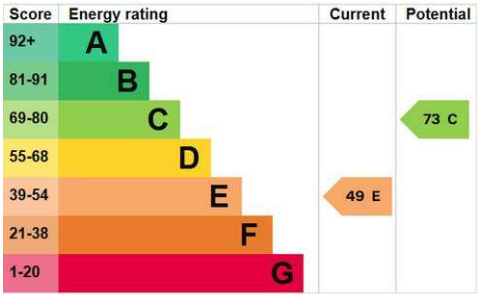




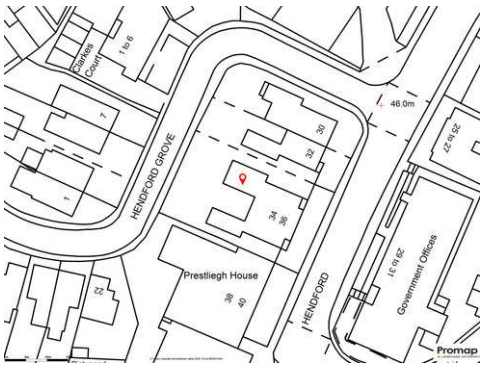
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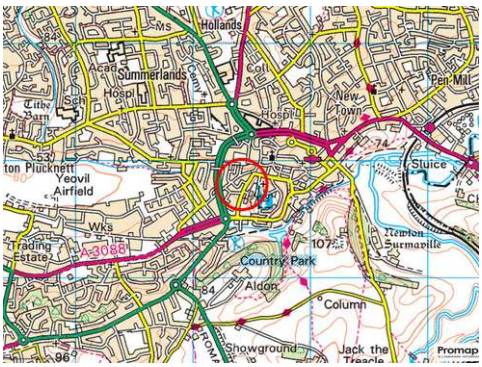












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Photographs/Floor Plans
Photographs are reproduced for general information and it must not be inferred that any item is included for sale / to let with this property. Please note floor plans are not to scale and are for identification purposes only. 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 Digital Markets, Competition and Consumers Act 2024

Material Information applicable in all circumstances
· Council Tax Band - A
· Asking Price - Guide Price £65,000
· Tenure - Leasehold
· Term -125 Years from 24th June 2005
·Ground Rent- £10 per annum.
·Service Charge- After speaking to the management company we understand that the service charge is £1080 per annum.

Stamp Duty
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 Studio 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 (metered)
· Sewerage -Mains
· Heating - Electric Night Storage
· 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 -
The lessee will become a member of the management company. The lessee must redecorate the interior of the flat in a good and workmanlike manner, with appropriate materials of good quality, as often as is in reasonably necessary and in any even in the last year of the term however it may have determined.

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The lessee must not assign, charge or part with possession of the flat and the car parking space as a whole during the last 7 years of the term. The lessee must not sublet the flat as a whole to any person or persons who are referred from a local authority or the DSS or whose rent is paid directly or indirectly by such a body- we believe that case law would suggest this clause is not enforceable however we recommend you speak with your conveyancer about this. The lessee must not assign, sublet, part with possession of, or charge the flat separately from the car parking space or vice versa.

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Within 28 days of any assignment, charge, sublease or any transmission or other devolution relating to the flat and the car parking space, the lessee must produce a certified copy of the relevant document for registration with the landlords solicitor, and must pay the charges of the landlords solicitors and of the management company for the registration of at least £35.00 together with VAT each. The lessee must not use the flat for any purpose other than of residential purposes as a single private residence in the occupation of one family or household only and the car parking space as ancillary to the occupation of the flat. All windows and frames to be cleaned inside at least once a month. No singing, playing/use of any musical instrument, audio or other equipment that produces sound that may be heard outside the flat.

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Must cover floors of the flat (except in the kitchen and the bathroom) with carpets throughout or such other appropriate floor coverings as may be required to deaden sound in the flat. Not to attach any aerial or pole or mast to the flat or erect any aerial or pole or mast on the car parking space. No placards, sign, notice, fascia, board or advertisement. The parking space is to be used for car parking only of a single roadworthy private car used by the lessee or an occupier of the flat or by a visitor of the flat and must not carry out any servicing repairs or painting of any car on the car parking space.

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Must not keep or store any caravan or moveable dwelling or commercial vehicle or boat on the car parking space. Not to use the flat and the car parking space for a sale by auction or for any trade, business, manufacture or occupation, or any illegal act or purpose. Not to keep any animal, bird or reptile on the flat and the car parking space except fish in tanks. More covenants in place please refer to 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 over River, Sea and 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) -E

Other Disclosures
Listed Status- Not listed
Article 4 Area- Yes
Conservation Area- Yes

This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor, on the 08/09/2026. 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.

No other Material disclosures have been made by the Vendor.