

The Forum, Yeovil, Somerset, BA21 3TL

Guide Price £140,000

Leasehold

This well presented top floor self contained apartment is situated in a convenient position at the heart of Abbey Manor Park and is within easy reach of local amenities. Accessed via an external staircase the accommodation includes a long entrance hallway with useful cupboards, a sitting room with box bay window, fitted kitchen, two double bedrooms and a modern shower room. The property would make an ideal first time purchase or buy to let opportunity.

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The Property Ombudsman



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- Top Floor Self Contained Apartment
- Two Double Bedrooms
- Convenient Location
- Living Room
- Fitted Kitchen
- Modern Shower Room
- No Forward Chain
- Double Glazed
- Gas Central 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:

Hallway
The long hallway has three useful storage cupboards and doors open to the sitting room, both bedrooms and bathroom. There are two sets of spot lights and a radiator.

Living/Dining Room 4.25 m x 3.15 m (13'11" x 10'4")
A good size room with a double glazed box bay window overlooking the front of the property. There is a radiator, a ceiling light point and a door which opens to the kitchen.



Kitchen 3.32 m x 2.37 m (10'11" x 7'9")
Fitted with a good selection of wall and base units with drawers and work surfaces above. There is a space for a cooker with an extractor hood above and space is also available for a fridge/freezer and washing machine. The gas fired combination boiler can be found in here and there is a front facing Velux roof light.



Bedroom One 3.97 m x 3.32 m (13'0" x 10'11")
A good size double room with a fitted wardrobe. A double glazed window faces the rear of the property. There is a radiator and a ceiling light point.

Bedroom Two 3.06 m x 2.69 m (10'0" x 8'10")
The second bedroom is also a comfortable double room and is currently being used as an office. There is a fitted wardrobe, a radiator and a ceiling light point.



Shower Room
The modern shower room is fitted with a wash basin with mixer tap and vanity unit beneath, a good size walk in shower with rainfall style head, hand held attachment and glass screen to side and a low level WC. There is a light up mirror, a chrome ladder style heated towel rail, an enclosed ceiling lamp and an extractor fan.



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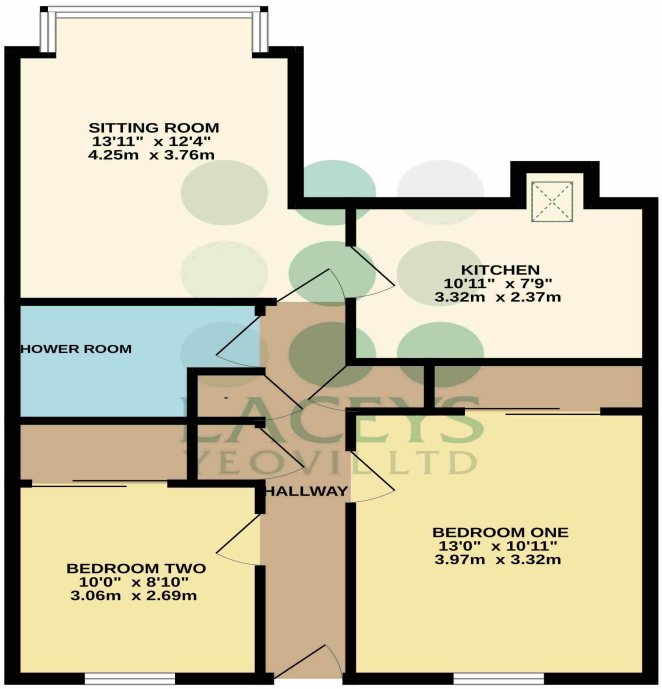
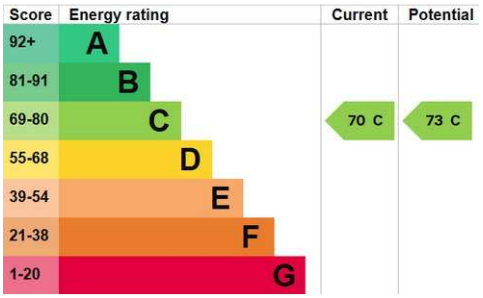
TOP FLOOR
631 sq.ft. (58.6 sq.m.) approx.

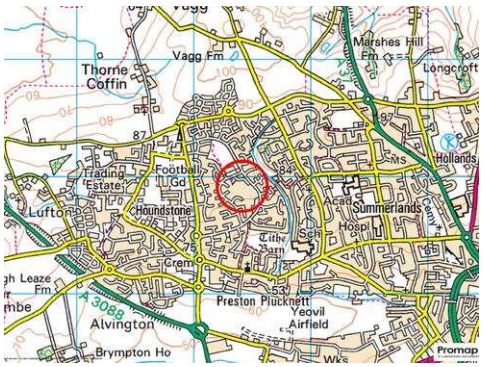


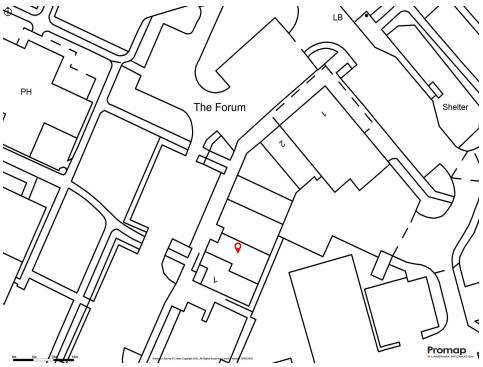












Please Note
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In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance.

Material Information Part A

- Asking Price - Guide Price £140,000
- Tenure -Leasehold. Lease Length 125 years from 18th February 2005. Ground Rent £100.00. Service Charge £220.00 per annum (reviewed annually). Building Insurance £202.83 per annum (reviewed annually)

Material Information Part B

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.

- Property Type - First Floor Flat Above Retail Premises
- Property Construction - Standard
- 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 (boiler is located in the kitchen)
- 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 - Local parking is available however there is no allocated parking space.

Material Information 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 - Not to make any structural alterations without the consent of the landlord. Not to make any connection with the service installations serving the premises without plans and specifications being approved by the landlord. Only use the premises for the purposes of a private residence only in the occupation of one family only (which expression shall include an individual or cohabitees). Not to use the premises for a sale by auction of for any trade business manufacture or profession or for any illegal or immoral act of purpose.

Material Information Part C Continued

Not to do on the premises or bring or allow to remain upon the premises anything that may be or because or cause a nuisance annoyance disturbance or inconvenience injury or damage to the landlord, his tenant or the owners or occupiers of adjacent property. Not to assign underlet or part with possession of part only of the premises. Not to affix or exhibit on the outside of the building or display anywhere on the premises any placard sign notice or board or advertisement except a notice advertising the premises for sale. Not to play or use or permit the playing or use of any musical instrument, television or loudspeaker between 11pm-7am or at any other time as to cause any nuisance. Not to keep any dog or other animal bird or pet whatsoever in the premises without the previous consent in writing of the landlord (may be withdrawn).

Material Information Part C 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
- Flood Risk - Rivers and sea risk-Very low risk. (Very low risk means that this area has a chance of flooding of less than 0.1% each year). Surface water risk Medium risk (Medium risk means that this area has a chance of flooding of between 1% and 3.3% each year)Lead local flood authorities (LLFA) manage the risk from surface water flooding and may hold more detailed information. Your LLFA is Somerset.
- 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

EPC & Other Disclosures

Energy Performance Certificate (EPC Rating) - C

Other Disclosures

Please note that this property is located above Commercial Premises. We would suggest that if finance is required you discuss this with your mortgage company/broker.

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 26.11.2026 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.