



Sutton Grange, Abbey Manor Park, Yeovil,
Somerset, BA21 3SU.

Guide Price £90,000

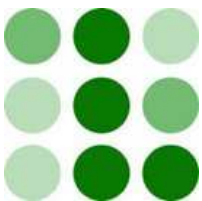
Leasehold

A one bedroom ground floor flat set on the ever popular Abbey Manor Park development, close to local amenities. The flat comprises: entrance hall, lounge, kitchen, double bedroom & bathroom. Also benefits from communal gardens and an allocated parking space. No Onward Chain.



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25 Sutton Grange, Abbey Manor Park, Yeovil,
Somerset, BA21 3SU



- A One Bedroom Ground Floor Flat
- Popular Abbey Manor Park Development
- Electric Heating
- UPVC Double Glazing
- Wet Room
- Communal Gardens
- Allocated Parking
- No Onward Chain

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

Communal front door to the Communal Hallway/Lobby, flat front door to the Entrance Hall.

Entrance Hall

Dado rail. Laminate flooring. Built in airing cupboard that houses the hot water tank. Doors to the Lounge, Bedroom & Wet Room.

Lounge 4.17 m x 3.02 m (13'8" x 9'11")

TV point. Phone point. Laminate flooring. UPVC double glazed window, rear aspect. Throughway to the Kitchen.

Kitchen 3.05 m x 2.03 m (10'0" x 6'8")

Comprising inset stainless steel single drainer, single sink unit with mixer tap, tiled surround and rolltop worksurfaces with cupboards & drawers below. Built in oven, grill & hob, extractor above. Recess for washing machine, plumbing in place. Recess for under counter fridge. Wall mounted cupboards. Laminate flooring. Built in storage cupboard. UPVC double glazed window, side aspect.

Bedroom 3.12 m x 2.95 m (10'3" x 9'8")

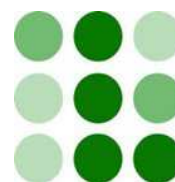
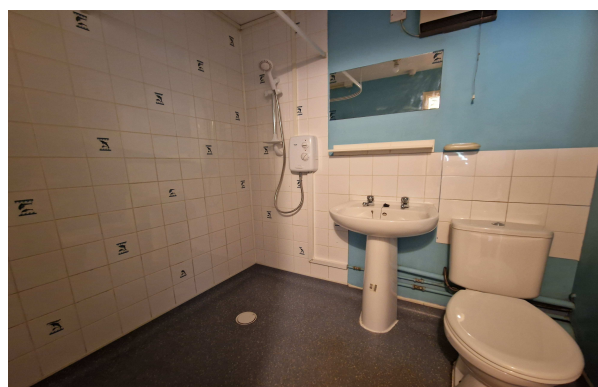
Two sets of built in double fronted cupboards. Wall mounted electric panel heater. UPVC double glazed window, rear aspect.

Wet Room 2.01 m x 1.70 m (6'7" x 5'7")

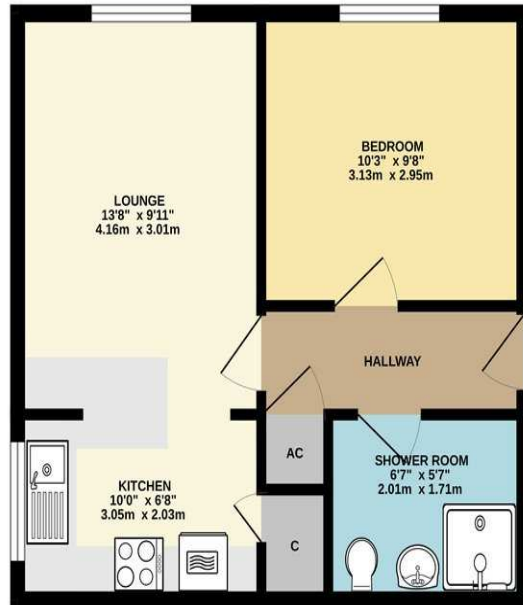
Comprising shower area with a wall mounted Triton T80i electric shower in situ, tiled surround. Pedestal wash basin. Low flush WC. Extractor fan. Wall mounted Dimplex electric heater.

Outside

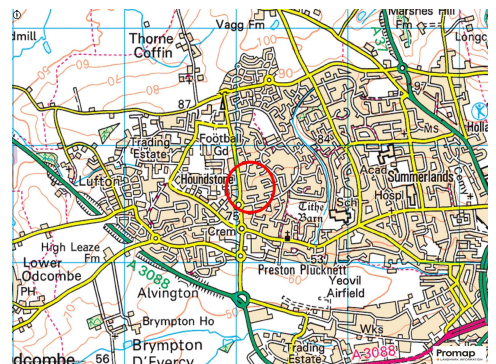
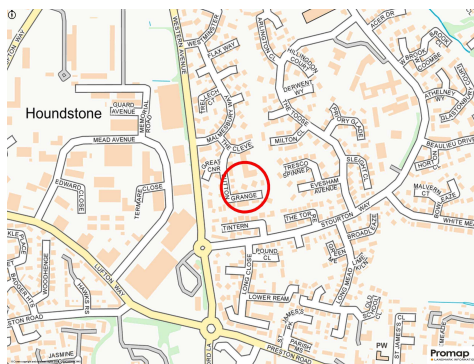
Communal garden areas to rear & front of the block. Allocated parking space to the front, along with visitors parking spaces.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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

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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 £90,000
- *Tenure* - Leasehold - 999 years from 24 June 1983
- *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.gov.uk/calculate-stamp-duty-land-tax>
- *Other fees/Disbursements payable* - Conveyancer's 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 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* - 1 Bedroom Flat
- *Property Construction* - Traditional/Purpose Built
- *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* - Electric Heating, room heaters in situ. HOT water tank located in the airing cupboard in the Entrance Hall.
- *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* - 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* - We'd recommend you review the Title/deeds of the property with your solicitor. Restricted Covenants include:- Once every 7 years paint interior of flat. Once a month clean windows inside & outside. Private residential use in occupation of one family ONLY. No noise (inc music) to be audible outside of the flat between hours of 11pm and 9am. No bird, dog or other animal which may cause annoyance to be allowed in flat; no pigs, poultry or rabbits on site. No goods vehicles exceeding 7 hundredweights, boat, trailer or caravan on any part of the site. Parking space for a private motor car or motorcycle or a goods vehicle not exceeding 7 hundredweights only. No cavity wall installation to be added without prior consent. No additional buildings or *More covenants in place refer to your solicitor.
- *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* - 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* - Wet Room.
- *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 05/08/2026. 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.