

Property Location

This apartment is located in a popular residential area of the South Somerset village of Ilchester, which benefits from a primary school, shops, pubs and restaurants all within walking distance. The market town of Yeovil is a 15-minute drive away.

3 Richmond Court, Eagle Close, Ilchester, Somerset, BA22 8JY

Approximate Gross Internal Area = 76.6 sq m / 824 sq ft

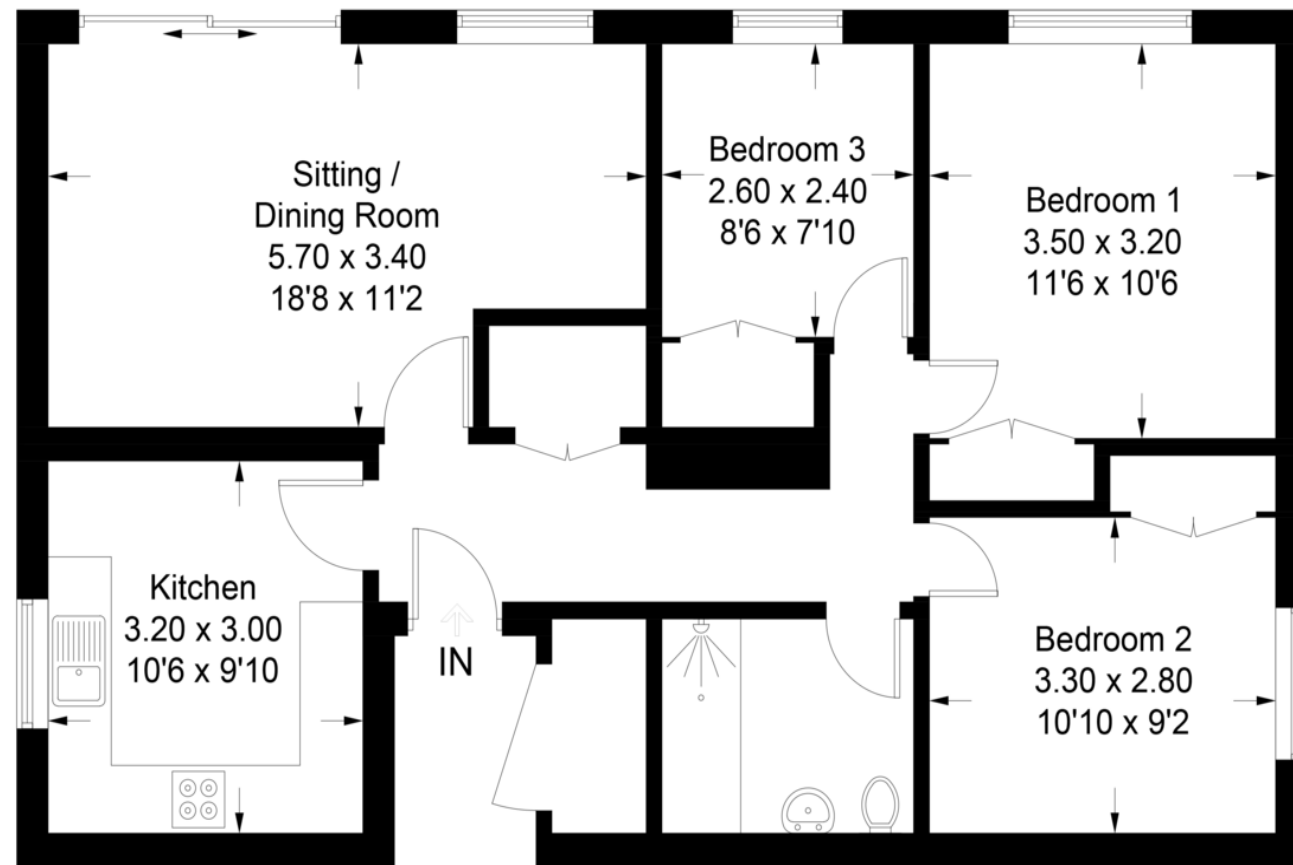


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID897289)



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

Sonic / laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

Richmond Court, Ilchester

Offers in Region Of £125,000

Richmond Court
Ilchester
BA22 8JY

Key features:

- Excellent Investment Opportunity
- Long-Term Tenant
- Rental Income £9,600
- Service Charges £1,100pa
- Ground Rent £10pa
- 62 Years Remaining on Lease
- Gas Central Heating
- Village Location

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Why you'll like it

ATTENTION INVESTORS
 Martin & Co are delighted to offer to the market this 3-bedroom ground-floor apartment with excellent long-term tenant in situ, for sale as an ongoing investment.
 Annual rental income of £9,600 with a gross yield on asking price of 7.6%. Full maintenance and rental history available.

ENTRANCE HALL: A wooden front door leads from the communal ground floor hallway into the main hall of the apartment.
 Doors lead to all rooms.
 Brown carpet and neutral walls.
 Large storage cupboard and shelving area.
 One radiator.

KITCHEN 10' 5" x 9' 10" (3.2m x 3m) Good-sized kitchen with plenty of room for a small dining table and chairs should you wish.
 A range of red/wooden kitchen units with wood-laminate work surface.
 Wood-effect vinyl flooring and neutral walls.
 Double glazed window with side aspect.
 Appliance spaces for oven and washing machine.
 Vaillant gas boiler.
 One radiator.



SITTING/DINING ROOM 18' 8" x 13' 1" (5.7m x 4m) Large living room with plenty of space for dining and seating areas.
 Sliding patio doors and double-glazed window with front aspects.
 Brown carpet and white/purple/papered walls.
 One radiator.

BEDROOM ONE 11' 5" x 10' 5" (3.5m x 3.2m) Good-sized double bedroom with front aspect double glazed window.
 Built in wardrobe.
 Brown carpet and blue/purple walls.
 One radiator.

BEDROOM TWO 10' 9" x 9' 2" (3.3m x 2.8m) Double bedroom with side aspect double glazed window.
 Built in wardrobe.
 Brown carpet and cream papered walls.
 One radiator.

BEDROOM THREE 8' 6" x 7' 10" (2.6m x 2.4m) Small double bedroom currently used by the tenants as a dining room.
 Built in wardrobe.
 Neutral walls and brown carpet.
 Front aspect double glazed window.
 One radiator.

BATHROOM: Family bathroom with white suite including toilet, basin and bath with shower above.
 Double glazed obscure glass window.
 Tile-effect vinyl flooring and white tiled walls.
 One radiator.

OUTSIDE: To the right of the front door in the communal lobby is a lockable storage cupboard.
 Parking is on street, but this is a no-through road with plenty of spaces.

