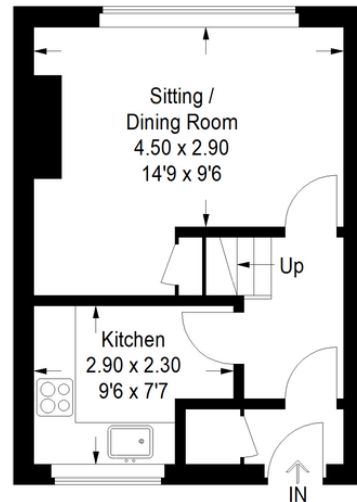


## Property Location

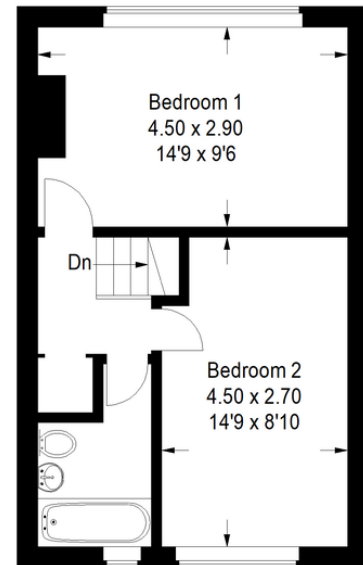
Located in the town centre, adjacent to the Tesco superstore, Wellington Flats are ideally situated for hospital and Leonardo helicopter employees, and so are perfect rental investment properties.

### 11 Wellington Flats, Salthouse Lane, Yeovil, Somerset, BA20 1TX

Approximate Gross Internal Area = 62.7 sq m / 675 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
FloorplansUsketch.com © 2022 (ID903003)



**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.

## Wellington Flats, Salthouse Lane, Yeovil

Asking Price Of £110,000



**11 Wellington Flats**  
**Yeovil**  
**BA20 1TX**

**Key features:**

- Town Centre Location
- Council Tax Band A
- Gas Central Heating
- Bike Store
- Spacious Accommodation
- Rental Potential of £650pcm
- Service Charge £314pa
- Includes Ground Rent and Buildings Insurance
- Cosmetic modernisation required



**Why you'll like it**

A spacious 2nd floor maisonette with kitchen, sitting room, two double bedrooms and family bathroom with bath only. This apartment benefits from Gas Central Heating, Double Glazing and a large storage cupboard by the entrance. Parking is via permit parking. Great rental investment or first time buyer opportunity.

**ENTRANCE HALL** The property is entered via a white UPVC double glazed door from the communal stairway and passageway. There is a small entrance porch with wooden door into the store cupboard, then a further door into the bottom floor of the maisonette (1st floor of the building as a whole). Neutral decor and carpet. The storage cupboard houses the gas boiler.

**KITCHEN** 9' 6" x 7' 6" (2.9m x 2.3m) Kitchen to the front of the property with double glazed window. A range of units in need of modernisation, with white doors and black laminate work surface. White tiled walls with yellow paintwork. Beige vinyl flooring. Radiator. Space for free standing appliances.

**SITTING/DINING ROOM** 14' 9" x 9' 6" (4.5m x 2.9m) Good sized reception room with large double glazed window. Neutral walls and carpet. Plenty of space for both dining and seating areas. Radiator. Useful under stair storage cupboard.

**STAIRS AND LANDING** Neutral carpeted stairs rise from the entrance hall up to the landing above with doors leading to both bedrooms and bathroom. Airing cupboard with radiator.

**BEDROOM ONE** 14' 9" x 9' 6" (4.5m x 2.9m) Good sized double bedroom with double glazed window. Neutral decor and carpet. Radiator.

**BEDROOM TWO** 14' 9" x 8' 10" (4.5m x 2.7m) Good sized double bedroom with double glazed window. Neutral decor and carpet. Radiator.

**BATHROOM** Blue painted family bathroom with white tiling and beige vinyl tiled flooring. White WC, basin and bath. Double glazed window. Radiator.

