

Property Location

A short walk from Yeovil District Hospital, the town centre and Leonardo Helicopters, this apartment is ideally situated for working professional tenants.

4 Old Sarum House, Park Road, Yeovil, Somerset, BA20 1DR

Approximate Gross Internal Area = 47.4 sq m / 510 sq ft

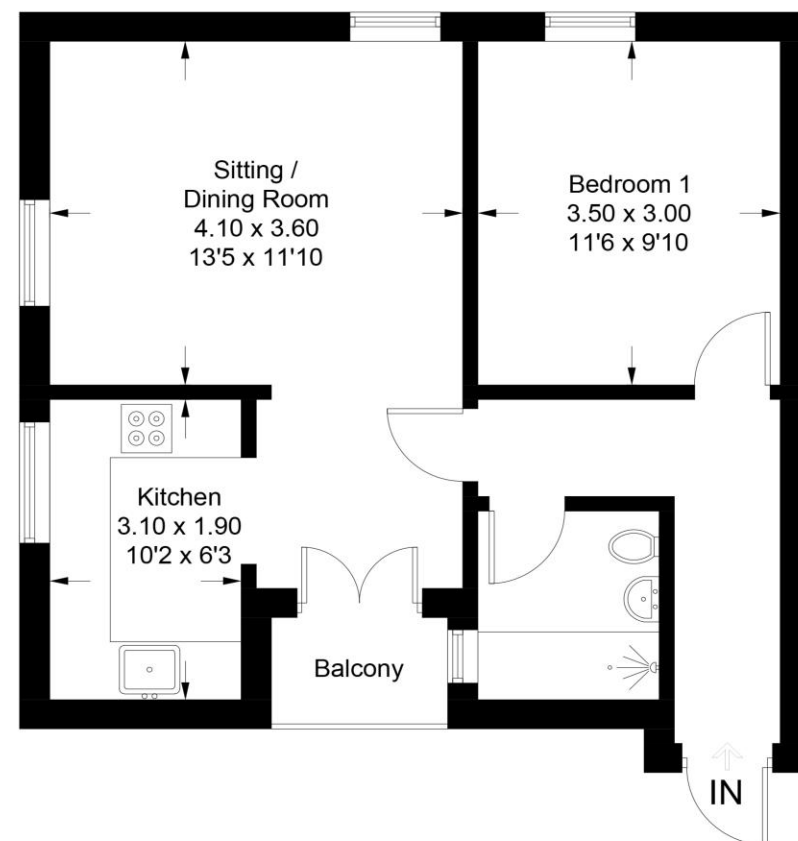


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1028933)



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.



Old Sarum House, Yeovil

Asking Price Of £78,000

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Key features:

- Tenant In Situ
 - Gross Yield 9%
 - Open Plan Living
 - Gas Central Heating
 - Town Centre Location
 - Ideal Rental
- Investment
- 983 Years on Lease



Why you'll like it

This first floor town centre apartment with tenants in situ, comprises a private front door from the communal entrance with hall leading to the open plan and spacious kitchen/diner/living room with fully fitted kitchen with built in electric cooker washer/dryer, fridge & freezer. The laminate flooring, double aspect windows and high ceilings give the room a modern, contemporary feel. From the hall is a double bedroom and a shower room. Gas central heating is installed.

Now tenanted with a gross annual rental yield of 9%, this flat makes an ideal buy to let investment.

ENTRANCE HALL White front door from communal stairwell. Intercom entry for visitors. Neutral walls and wood-effect laminate flooring.

KITCHEN 10' 2" x 6' 2" (3.1m x 1.9m) Modern and light kitchen open plan from the sitting /dining room. A range of white units with black laminate work surface. Wood-effect laminate flooring and white wall. Window to side and double patio doors opening to the small balcony. Fully integrated appliances including oven, hob and dishwasher. Baxi gas boiler.

SITTING/DINING ROOM 13' 5" x 11' 9" (4.1m x 3.6m) Spacious living space with dual aspect windows providing plenty of light. Wood-effect laminate flooring and white walls. Radiator.

BEDROOM 11' 5" x 9' 10" (3.5m x 3m) Double bedroom with blue carpet and white walls. Radiator and window.

BATHROOM Modern bathroom with suite of white basin, WC and bath with shower above. Wood-effect vinyl flooring and white walls with white tiling.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

