

FOR SALE



West Street, Yeovil

1 Bedroom, 1 Bathroom, First Floor Flat

Asking Price Of £75,000

MARTIN&CO



- Long Term Tenant in situ
- Gross yield of 8.8%
- £6600pa Income
- 67 Years Remaining on Lease
- Gas Central Heating
- Off-Road Parking
- Double Glazed Throughout

Attention Investors!

Ideal hassle-free rental investment with excellent long-term tenant in situ.

Centrally-located conversion of a Victorian terraced house, this is the first floor apartment.

Rental income of £6600pa giving a gross yield of 8.8% on asking price.

Double bedroom, sitting/dining room, kitchen, bathroom, gas central heating and off-road parking.

OUTSIDE The first floor flat is entered via a wrought-iron staircase accessed to the rear of the row of Edwardian terraces.

An allocated off-road parking space is also available to the rear of the property.

KITCHEN 9' 10" x 7' 10" (3m x 2.4m) After ascending the stairs, the double glazed front door opens directly into the kitchen, which also benefits from a double glazed window to the rear making the room light and airy.

A fitted kitchen of cream units and laminate work surface provides plenty of storage.

Neutral decor and wood-effect vinyl flooring.

Appliance spaces for oven, washing machine and fridge freezer.

Fitted over-hob extractor fan.

Radiator and wall-mounted Ideal gas combi boiler (installed in 2019).



HALLWAY / DINING ROOM 12' 1" x 5' 6" (3.7m x 1.7m) The central area of the apartment is currently used as a dining room by the tenant and provides useful additional living space.

Neutral decor and carpet.

Wooden glazed doors opening to the sitting room at the front of the property.

Radiator and loft hatch with fitted ladder.

SITTING ROOM 15' 5" x 9' 10" (4.7m x 3.0m) Spacious living room with two double glazed windows to the front. Neutral decor with a striped feature wall-paper to one wall.

Cream carpet, fitted storage cupboard and radiator.

BEDROOM 11' 11" x 9' 6" (3.65m x 2.9m) Good sized double bedroom with double glazed window to the rear. Red walls and attractive varnished original floorboards. Radiator.

BATHROOM With white tiled walls and mosaic tile-effect vinyl flooring.

White suite of WC, pedestal basin and bath with electric shower above.

Double glazed window to the side.

Radiator.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

18 West Street, Yeovil, Somerset, BA20 2BA

Approximate Gross Internal Area = 45.4 sq m / 489 sq ft

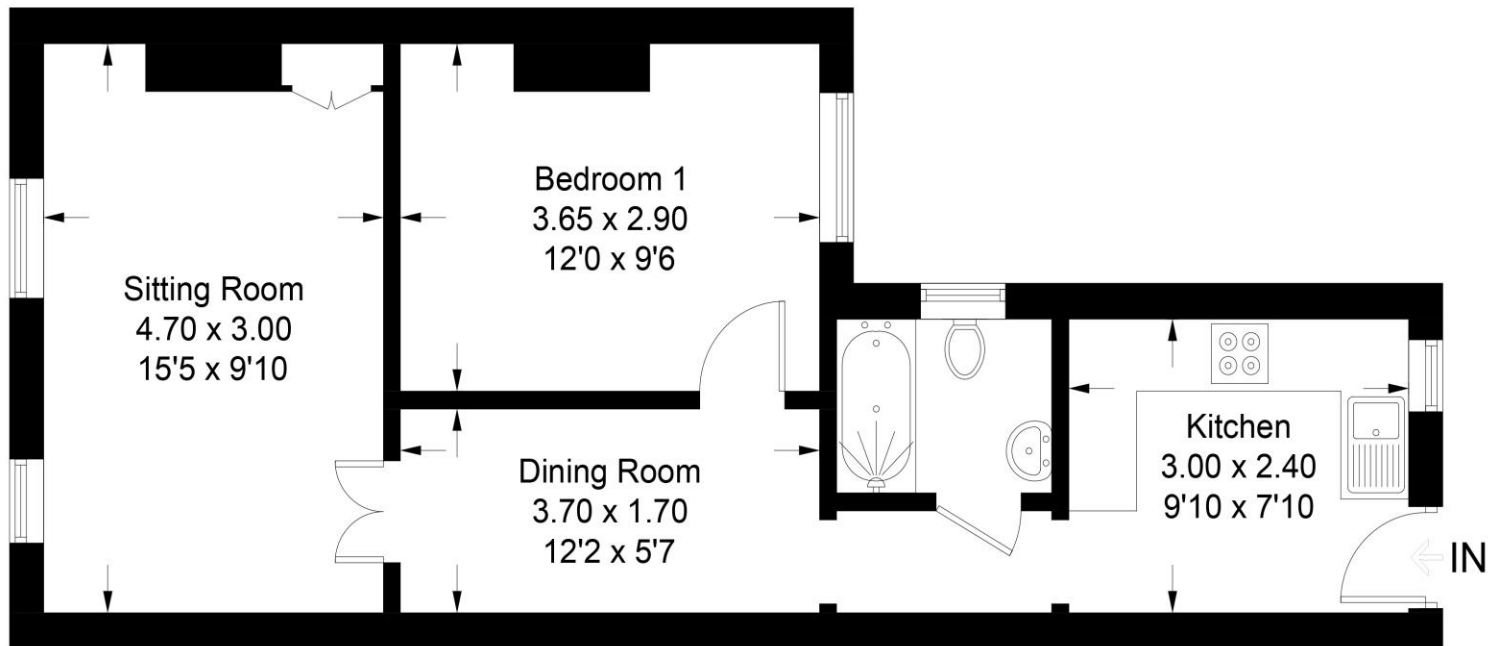


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1079058)

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