

# 92 Crofton Park, Yeovil, Somerset, BA21 4EF

Approximate Gross Internal Area = 142.4 sq m / 1533 sq ft

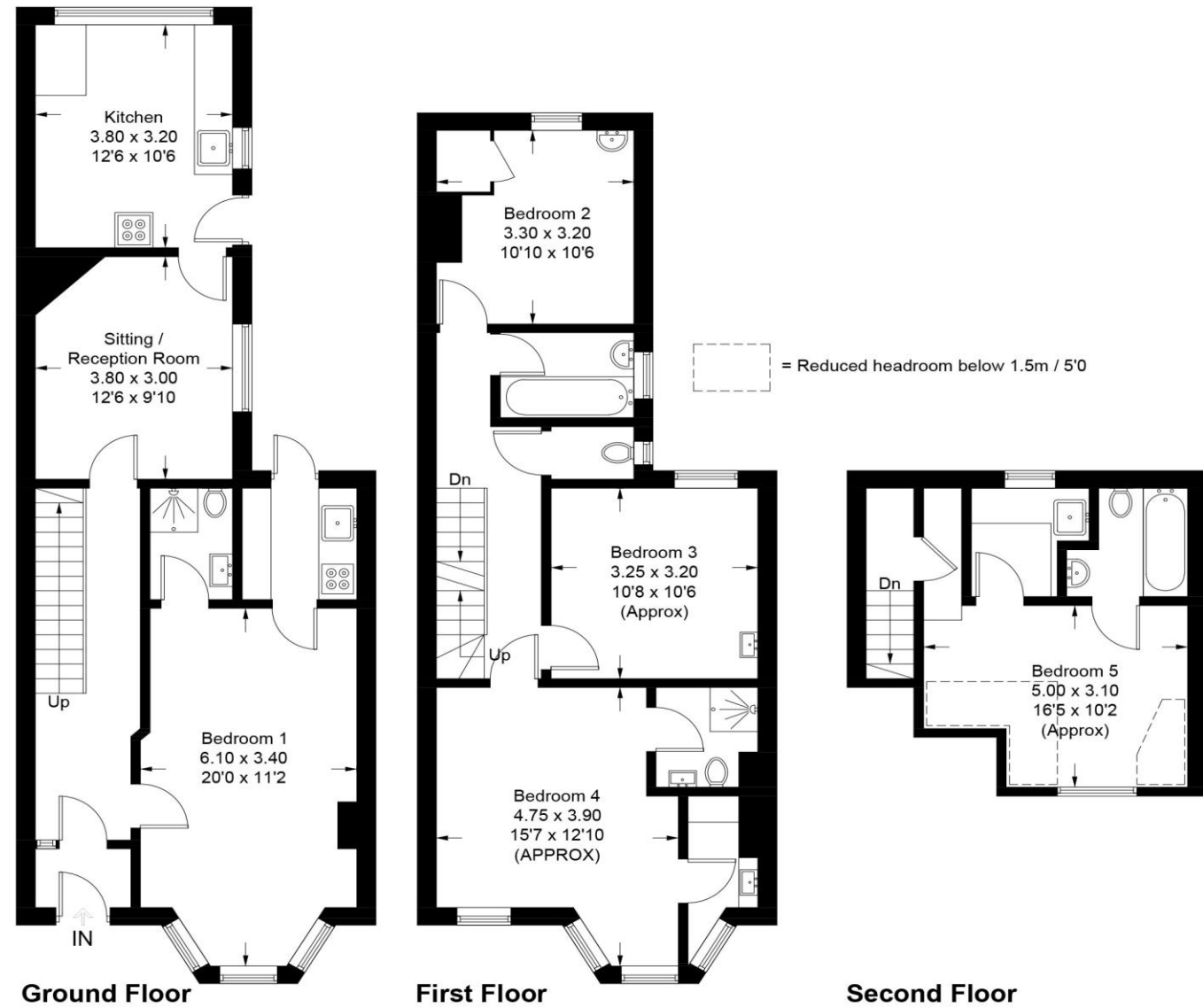
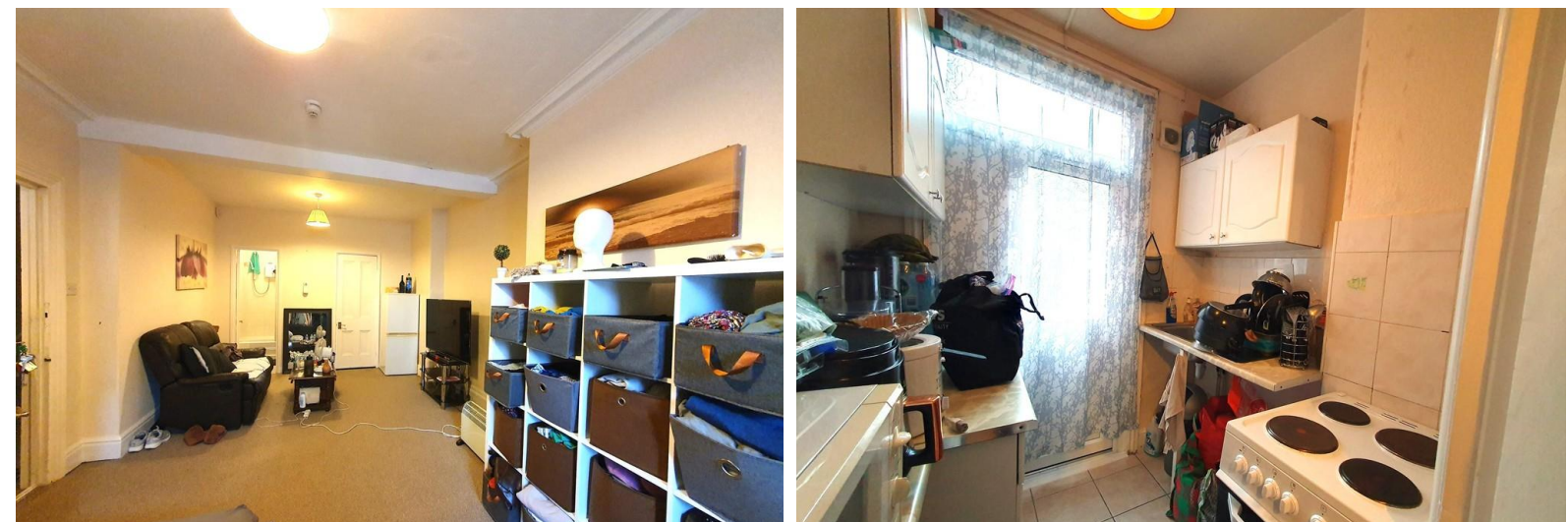


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1047035)



**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.

## Crofton Park, Yeovil

Asking Price Of £275,000



92 Crofton Park  
Somerset  
BA21 4EF

Key features:

- Monthly Income £2750
- Five Letting Rooms / Studios
- Three En Suite Rooms
- Off-Road Parking
- Gas Central Heating
- Gross Yield 12%
- Scope to Improve
- Ideal Town Location



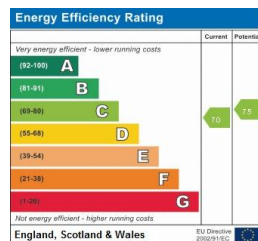
Why you'll like it

Attention investors! Martin & Co are delighted to offer to market this large 5-bedroom HMO in an ideal location just minute's walk from Yeovil District Hospital with HUGE scope for adding value. With a 12% gross yield at asking price, and 5 long term tenants, this house benefits from having 3 en suite rooms with kitchenettes, communal sitting room, bathroom and kitchen facilities, off-road parking and gas central heating. Early viewing recommended!

ENTRANCE HALL Wooden front door leading into a small porch area with second door leading into the communal hallway. Neutral decor and carpet. Radiator and FCC4000 Fire Control Panel. Emergency Lighting.

SITTING ROOM 9' 2" x 9' 10" (2.8m x 3.0m) Communal ground floor sitting room. Double glazed window to the side. Neutral carpet and decor. Radiator.

KITCHEN 12' 5" x 10' 5" (3.8m x 3.2m) Communal kitchen with shared cooking, dishwashing and laundry facilities. Double glazed door and window to the side. Single glazed window to the rear.



Vinyl flooring and neutral decor. Worcester gas boiler.

BEDROOM / STUDIO ONE 11' 1" x 20' 0" (3.4m x 6.1m) Large double bedroom with double glazed bay window to the front, with own en suite shower room and kitchenette. Neutral decor and carpet. Radiator. En suite with shower cubicle, basin and toilet. Neutral decor and vinyl flooring. Extractor fan. Kitchenette with cream units, electric oven and sink. Double glazed door to rear garden.

BEDROOM TWO 10' 9" x 10' 5" (3.3m x 3.2m) Double bedroom with double glazed window to the rear. Cupboard housing hot water immersion tank. Sink and radiator. Neutral decor and carpet.

BEDROOM THREE 10' 5" x 10' 9" (3.2m x 3.3m) Double bedroom with double glazed window to the rear. Cupboard housing hot water immersion tank. Sink and radiator. Neutral decor and carpet.

BEDROOM / STUDIO FOUR 12' 9" x 11' 9" (3.9m x 3.6m) Large double bedroom with own en suite shower room and kitchenette. Two double glazed windows to the front. Neutral carpet and decor. Radiator. En suite with shower cubicle, basin and toilet. Neutral decor and vinyl flooring. Extractor fan. Kitchenette with work surface, cupboards and sink. Double glazed window (part of front bay).

BEDROOM / STUDIO FIVE 16' 4" x 10' 5" (5m x 3.2m) Second floor large double bedroom with own en suite bathroom and kitchenette. Neutral decor and carpet. Radiator. Double glazed window. En suite with bath, basin and toilet. Kitchenette with white units and sink. Double glazed window.

BATHROOM / WC Communal bathroom with separate WC on second floor. Neutral decor/tiling and vinyl flooring. Double glazed window to the side in bathroom and WC. White bath, sink and toilet.

OUTSIDE To the front is laid to gravel and provides parking for 2-3 cars (note there is no dropped curb however). To the rear is a small courtyard / patio garden with rear access via gate/footpath.

