

Property Location

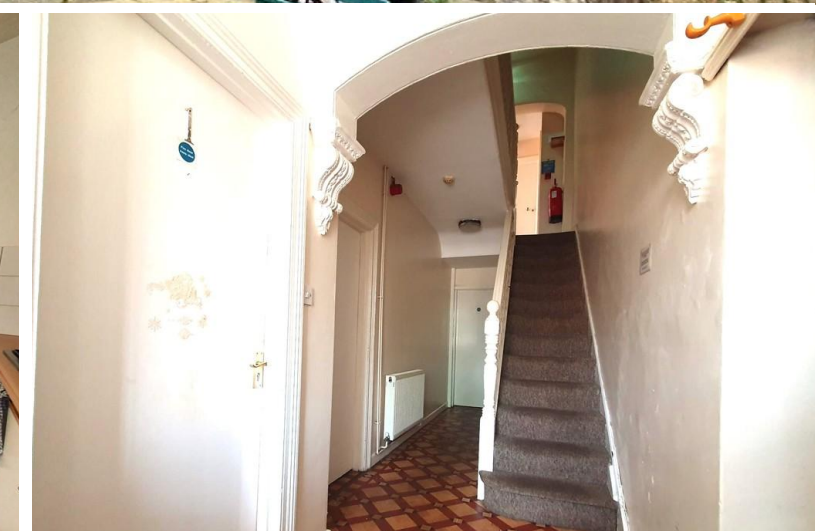
Perfectly located to provide for professional tenants working at Yeovil District Hospital, this shared house is at the heart of Yeovil's private rental sector and is in walking distance of all major amenities, shops and employment centres.

32 The Avenue, Yeovil, Somerset, BA21 4BN

Approximate Gross Internal Area = 163.6 sq m / 1761 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1079693)



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.

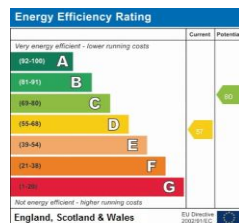
The Avenue, Yeovil

Asking Price Of £340,000

32 The Avenue
Yeovil
BA21 4BN

Key features:

- Annual Income £38,000
- 8 Letting Rooms
- New Combi Boiler (May 24)
- HMO Licence
- Gross Yield 11%
- Potential To Add Value
- Ideal Town Location



Why you'll like it

Attention investors! Martin & Co are delighted to offer to market this large 8-bedroom HMO in an ideal location just minute's walk from Yeovil District Hospital. Also offered from the same Vendor is the neighbouring property which is a mirror-image. With an 11% gross yield at asking price but with huge scope to improve this to 14% in short order, this house benefits from having 8 rooms each with wash basin, communal sitting room, two bathrooms and kitchen facilities. Early viewing recommended!

HALLWAY Wooden front door leading into the main ground floor hallway with the original Victorian tiling. Wooden door leading to side passageway which leads to the rear garden. Doors leading to Rooms 1 and 2, the sitting/dining room and WC. Stairs rising to the first floor ahead. Radiator and fire alarm control panel.

SITTING ROOM / DINING ROOM 13' 1" x 10' 5" (4m x 3.2m) Communal space with double glazed window to the side. Neutral carpet and decor. Radiator.

KITCHEN 10' 5" x 9' 2" (3.2m x 2.8m) Good sized communal kitchen with double glazed window and door to the rear garden. Laminate kitchen units and work surface with wood-effect vinyl flooring and white wall tiles. Two 4-ring gas hobs, two sinks and one electric oven / extractor fan. n.b. that each letting room has its own fridge and hand-wash basin.



WC Ground floor toilet. Double glazed window to the side.

STAIRS AND LANDING Carpeted stairs rise to the first floor and then the second floor landings. Emergency lighting is installed. Cupboard on the first floor landing housing the gas combi boiler.

BEDROOM ONE 11' 5" x 12' 5" (3.5m x 3.8m) Double bedroom with double glazed bay window to the front.

BEDROOM TWO 14' 1" x 11' 5" (4.3m x 3.5m) Double bedroom with double glazed bay window to the rear.

BEDROOM THREE 10' 5" x 9' 2" (3.2m x 2.8m) Single bedroom with double glazed window to the rear.

BEDROOM FOUR 12' 5" x 10' 5" (3.8m x 3.2m) Double bedroom with double glazed window to the rear.

BEDROOM FIVE 13' 1" x 9' 2" (4m x 2.8m) Double bedroom with double glazed bay window to the front.

BEDROOM SIX 8' 10" x 8' 6" (2.7m x 2.6m) Single bedroom with double glazed window to the front.

BEDROOM SEVEN 8' 6" x 11' 9" (2.6m x 3.6m) Single bedroom with double glazed window to the front.

BEDROOM EIGHT 9' 2" x 12' 1" (2.8m x 3.7m) Double bedroom with double glazed window to the front.

BATHROOM First floor communal bathroom with WC and bath with shower above. Double glazed window to the side.

SHOWER ROOM Second floor communal bathroom with WC and bath with shower above, and basin. Extractor fan.

GARDEN The front of the property is paved with a small area for bin storage and a path leading to the front door. Passageway to the side of the house leading to the rear garden. At the rear of the house is a small garden with both patio and lawn areas.

Note. Where rooms are described as 'double' this relates to the size of the room and not to the size of the current bed furnishing the room. Each of the 8 letting rooms has a fitted handwash basin and under-counter size fridge, radiator, neutral decor and carpet. Each room has a minimum of one single bed, wardrobe and chest of drawers as part of the fixtures and fittings.

