

Property Location

Wyndham Park on the eastern side of Yeovil has been built over the last 15 years and is very popular with renters due to the modern properties and easy access to local schools and shops. Yeovil is the main centre of commerce and employment for South Somerset and as such attracts a high level of professional tenants across all property bands.

8 Jellicoe Road, Yeovil, Somerset, BA21 5ES

Approximate Gross Internal Area = 54.2 sq m / 583 sq ft

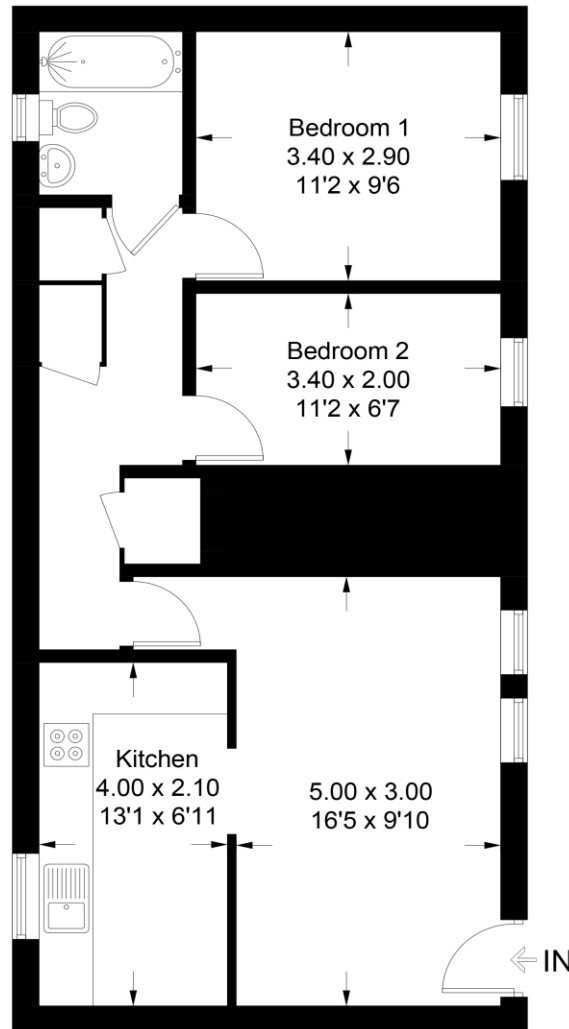


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1117979)



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.



Jellicoe Road, Yeovil

Asking Price Of £150,000



8 Jellicoe Road
Somerset
BA21 5ES

Key features:

- Popular Wyndham Park Estate
- Parking
- Two Double Bedrooms
- Modern Finish
- Rental Income £9600pa
- Gross Yield 6.4%
- 989 Years On Lease
- 'Tyneside' Cross-over Leasehold



Why you'll like it

This is a fantastic investment purchase with long-term tenants in situ. Ground floor modern apartment with gas central heating, in modern and popular estate with 1 allocated off-road parking space. Tenants in situ with rental income of £9600pa, giving a gross yield of 6.4%. Hassle free investment - modern apartment with full maintenance history available.

SITTING/DINING ROOM 16' 4" x 9' 10" (5m x 3m) The double glazed front door opens into the main reception room which is spacious and light. There are two double glazed windows to the front and an archway opening to the kitchen. There is plenty of space for both seating and dining areas. Neutral carpet and decor. Radiator.

KITCHEN 13' 1" x 6' 10" (4m x 2.1m) Modern kitchen with double glazed window to the rear. A fitted range of cream units with wooden-laminate work surface. Full range of integrated appliances: oven, extractor, gas hob, fridge freezer, dishwasher and washing machine. Neutral decor and vinyl tile flooring. Radiator.

HALLWAY From the sitting room a hall leads to the rear of the property and along, with doors leading to the two double bedrooms and bathroom. There are 3 large cupboards providing ample storage space. Neutral carpet and decor.

BEDROOM ONE 11' 1" x 9' 6" (3.4m x 2.9m) Double bedroom with double glazed window to the front. Neutral decor and carpet. Radiator.

BEDROOM TWO 11' 1" x 6' 6" (3.4m x 2m) Small double bedroom / good sized single, with double glazed window to the front. Neutral decor and carpet. Radiator.

BATHROOM Modern fitted bathroom with white suite of WC, pedestal basin and bath with shower above. Double glazed window to the rear and extractor fan. Vinyl flooring and neutral decor with tiled walls to the bath/shower area. Radiator.

OUTSIDE There is one allocated parking space to the front of the property.

Please note that there is an estate management fee for Wyndham Park of circa £120 per annum per property.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

