

**FOR SALE**

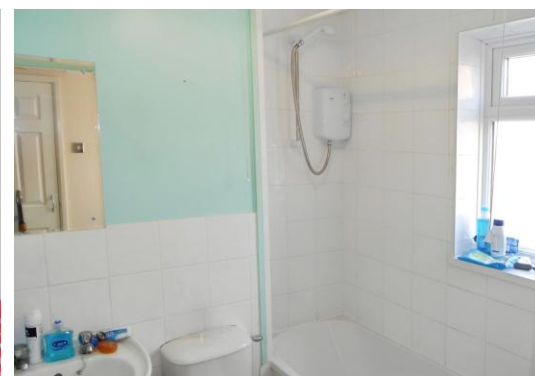


**Rosebery Avenue, Yeovil**

**1 Bedroom, 1 Bathroom, Ground  
Floor Flat**

**Asking Price Of £78,000**

**MARTIN&CO**



## Flat 6, 134 Rosebery Avenue

- Buy To Let Investment
- Tenant In Situ
- Gross Rental Yield 8%
- Electric Storage Heating
- Allocated Parking Space
- Service Charges £360pa
- Long Lease

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

### Attention Investors!

This smart one-bedroom ground floor apartment with off-road parking is offered to the market with long-term tenant in situ, with an annual income of £6420, long leasehold and low service charges. An ideal low-hassle buy-to-let investment with gross return of 8.2% on asking price.

**ENTRANCE HALL** Double glazed front door opening into a main hallway with doors opening to the bedroom, bathroom and sitting room. Two fitted storage cupboards, one housing the electric hot water cylinder. Neutral carpet and decor.

**SITTING/DINING ROOM** Good-sized reception with door opening to the kitchen and double glazed French doors opening to the rear of the building. Neutral decor and wooden-laminate flooring. Electric storage heater.

**KITCHEN** With double glazed window to the rear, the kitchen benefits from white fitted units with light grey laminate worktop. There are appliance recesses for fridge-freezer, oven and washing machine, plus fitted over-hob extractor. White decor and tiling, with grey vinyl flooring.

**BEDROOM** Double bedroom with double glazed window to the front. Neutral carpet and decor. Electric storage heater. Fitted wardrobe.

**BATHROOM** Modern bathroom with double glazed window to the side. White suite of toilet, basin and bath with electric shower fitted above. White tiled walls with pale green decor and vinyl flooring. Electric heated towel rail.

**OUTSIDE** To the rear of the block is the carpark with one allocated space for Flat 6. Immediately to the rear of the flat outside the French doors is a small gravel area, ideal for sitting to enjoy the evening sunshine.

### Flat 6, 134 Rosebery Avenue, Yeovil, BA21 5LF

Approximate Gross Internal Area = 36.7 sq m / 395 sq ft

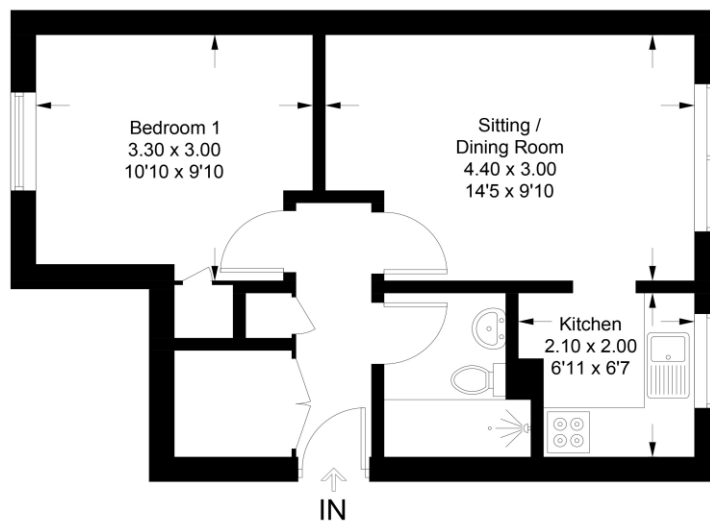


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1216076)

## Martin & Co Yeovil

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**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.