



The Park, Yeovil, Somerset

INVESTMENT OPPORTUNITY A substantial period house set in 0.22 acre currently divided into three apartments with a rental income of £27,300 pa.

Guide Price
£550,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

The Park, Yeovil, Somerset, BA20 1DF

- Substantial Period Property
 - Investment Opportunity
 - Set in 0.22 Acre
 - Divided into 3 Apartments
- Rental Income of Circa £27,300 pa
 - Large Garden
 - Overlooking Sidney Gardens
- Walking Distance of Town Centre & Hospital
 - 3,482 Square Feet / 323.5 Square Metres
 - Parking and Garage

Viewing strictly by appointment
Symonds & Sampson
01935 423526



INVESTMENT OPPORTUNITY

A substantial period house set in 0.22 acre currently divided into three apartments with a rental income of £27,300 pa.

The Property

The property is converted into three self contained apartments with the ground floor apartment benefiting from the large rear garden.

Ground Floor Apartment: comprises entrance reception hall, sitting room, generous kitchen/dining room, separate utility room, two store rooms, 3 bedrooms (one en suite) with a further shower room and a separate bathroom. This apartment is current let at £825 pcm (which is below the market rate).

First Floor Apartment: comprises separate staircase leading to enclosed communal entrance porch, internal staircase to the reception hall, sitting room with views to Sidney Gardens, kitchen/dining room, utility room, 2 bedrooms both en suite and a separate cloakroom/wc. This apartment is currently let at £800 pcm.

Second Floor Apartment: comprises communal entrance porch, staircase to hallway, sitting room with views to Sidney Gardens, kitchen/dining room, bedroom, bathroom and storage room. This apartment is let for £650 pcm.

Situation

The property is located in one of the most sought-after residential areas in Yeovil, overlooking Sidney Gardens and within walking distance of the town centre and Yeovil hospital.

The nearby Yeovil Country Park boasts 127 acres of beautiful countryside with its network of footpaths and waterways, riverside and woodland walks following the path of the River Yeo. The 20 acres that make up Ninesprings is believed to have been developed as an ornamental park, for the Aldon Estate. You can enjoy plentiful walks leading to Aldon Park with wide open spaces, ideal for dog walking.

Yeovil being situated close to the Somerset/Dorset border provides a comprehensive range of excellent shopping, business and cultural facilities along with a desirable collection of restaurants, public houses and cafés. Yeovil is a very sporty town with a number of golf courses in the area, rugby union played at club level and Yeovil Town Football Club otherwise known as the Glovers.

Ham Hill to the west of Yeovil is centred on a huge Iron Age hill fort and is popular for picnicking, walking and mountain biking in the grassy hollows of the old quarry workings.

There are extensive opportunities for equestrian sport and active sailing clubs are based at Sutton Bingham Reservoir and in the Chew Valley.

Being close to the borders of Dorset and the gateway to the Jurassic coast, you will find yourself within easy access to some of the most beautiful rural and coastal areas in the UK.

Yeovil has some excellent road and rail links across the south and to London, making this a very desirable countryside location. There are two mainline railway stations at Yeovil Junction and Pen Mill with frequent daily trains to Exeter, Bristol and London Waterloo. The town is also served by four international airports – Bristol, Exeter and Bournemouth all within approximately an hour's drive.

Services

Mains water, gas, electricity and drainage.

Outside

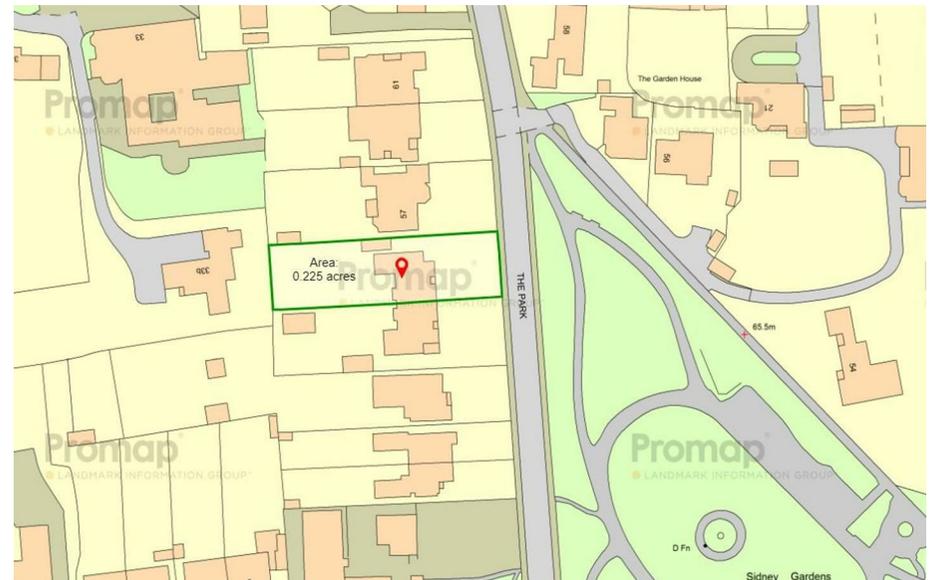
The property sits in 0.22 acres with a driveway leading to parking facilities for 4 cars and a garage. There is a pleasant front garden area with mature bushes and hedging to the front boundary.

The rear garden is of a very good size and is currently used by the ground-floor apartment. The garden is laid to lawn with mature flower beds, stone paved terracing, pathways and hedging to the border.

Agents Notes

The property lies within a Conservation Area.

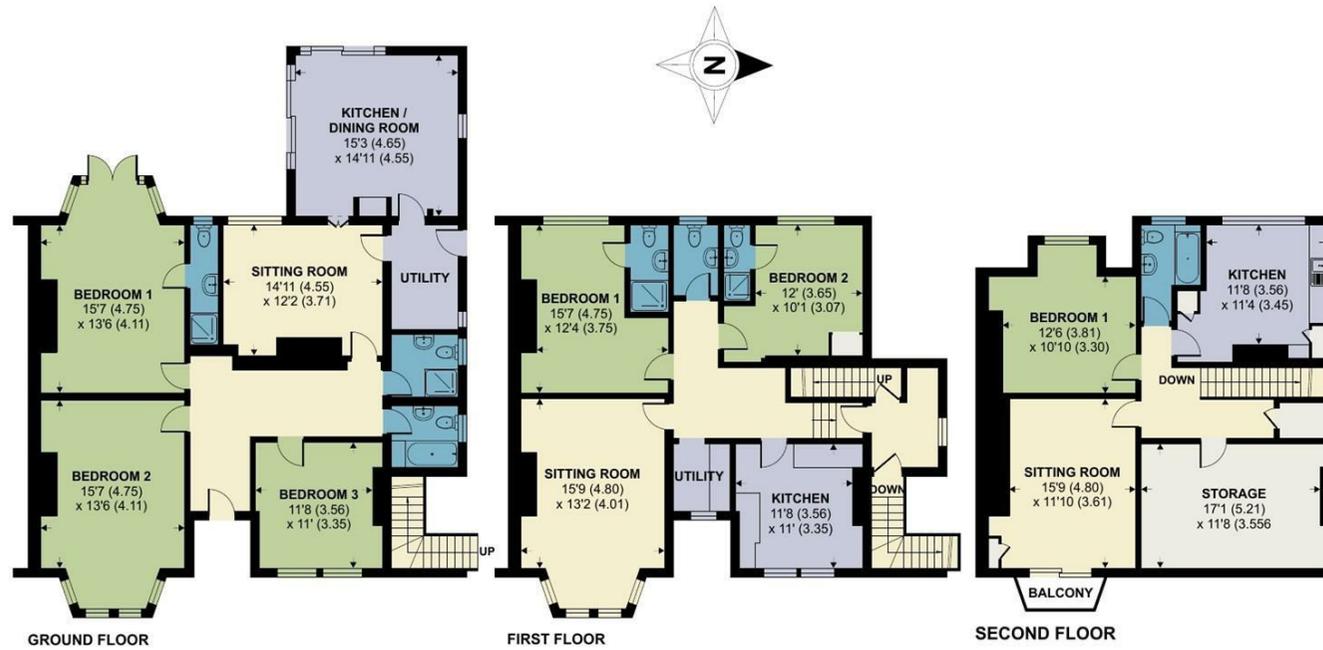
The area around 55, The Park, Yeovil, BA20 1DF has a very low risk of surface water flooding very low risk of flooding from rivers and the sea.



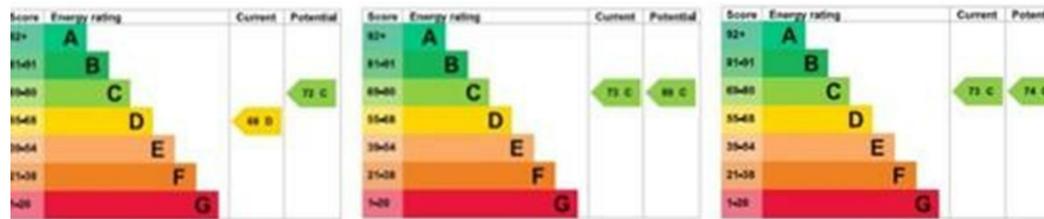
The Park, Yeovil

Approximate Area = 3482 sq ft / 323.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rlcchcom 2024. Produced for Symonds & Sampson. REF: 1110350



Lower Floor

Middle Floor

Upper Floor

YEO/SH/12.04.2024



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