



Symonds
& Sampson



West Coker Road

Yeovil, Somerset

West Coker Road

Yeovil
BA20 2JG



- Freehold Investment/ Opportunity Business for Sale
 - HMO plus Self Contained Flats/Bungalows
- 8,671 square feet / 805.5 square metres in Total
 - Private Car Park for 15 Cars and Garden
- 4 Self Contained Units & 10 Further Room HMO (with WC/Bathrooms, Communal Kitchen) &
- Further 3 bedroom, 2 Bedroom and Studio properties with Communal Entrance
- All Rooms for the HMO Licenced for 2 Occupants
- New HMO Licence Re-issued until May 2029
 - Current Turnover Circa £85,000
 - Scope to Further Enhance Income

Guide Price £750,000

Freehold

Yeovil Sales
01935 423526
yeovil@symondsandsampson.co.uk



THE DWELLING

The property comprises numbers 102 and 104 West Coker Road, divided to create a registered HMO with a new licence reissued until May 2029 together with three further self contained accommodation of various sizes. Please see the floor plan for further details..

SITUATION

Situated on West Coker Road, the property is within walking distance of convenience stores and other local facilities. 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 boarder 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.

DIRECTIONS

What3words
///goods.miles.shirt

SERVICES

Mains water, electricity, gas and drainage. Septic tank

covers the two basement flats, 3 WC's and kitchen. All other accommodations are on the main drainage.

Broadband - Superfast broadband is available. Mobile signal/coverage - Available both indoors and outside - For an indication of specific speeds and supply or coverage in the area we recommend Ofcom checker.
<https://www.ofcom.org.uk>

MATERIAL INFORMATION

There is a shared driveway coming off the main road providing access to 100, 102 and 104 West Coker Road with the benefit of rights of way.

The current owners have relatives letting two self contained units at a reduced rent, hence the would be scope to increase the gross income.

There is no flood risk for this property. This home is not at risk of flooding from rivers and seas.

West Coker Road, Yeovil

Approximate Area = 8233 sq ft / 764.8 sq m (excludes courtyard)

Outbuilding = 438 sq ft / 40.7 sq m

Total = 8671 sq ft / 805.5 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(29-38) F			
(13-28) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	