

## 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.

10 Crofton Road, Yeovil, Somerset, BA21 4BR

Approximate Gross Internal Area  
106.2 sq m / 1143 sq ft



**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.

## Crofton Road, Yeovil

Asking Price Of £220,000





10 Crofton Road  
Somerset  
BA21 4BR

Key features:

- 5 Double Bedrooms (Occupied)
- Shared Communal Facilities
- Bathroom and WC
- Garden to Rear
- Ideal Location
- Close to Hospital
- Close to Town Centre
- Annual Income £26,280



Why you'll like it

**HASSLE FREE Property Investment!**  
This licenced and established HMO w ith long-term tenants in situ. Annual income of £26,280 giving a gross yield of 12% on asking price. Full maintenance and property management history available. In excellent order throughout.

**ENTRANCE HALL** Blue w ooden front door leading into the ground floor entrance hall. Neutral decor, brown carpet and coir door mat area. Tw inflexpro fire alarm system panel w ith call point. Radiator. Fire doors leading to Bedroom 1 and communal reception room.

**RECEPTION ROOM** 11' 9" x 11' 5" (3.6m x 3.5m) Communal sitting / dining room w ith double glazed window to the rear. Brown carpet and neutral decor. Storage cupboard and radiator. Settee, tub chairs and dining table with chairs.

**KITCHEN** 8' 2" x 8' 0" (2.5m x 2.45m) Galley style kitchen w ith double glazed window to the side and doorway leading to the rear ground floor bathroom and side door to the rear porch and garden. A range of wood-effect laminate units and black work surface. Fitted electric hob, oven and extractor fan. Free-standing fridge freezer. Additional humidity-activated external extractor fan. Tile-effect vinyl flooring and white tiled splashbacks with blue trim.

**REAR PORCH** Wooden porch external to main back door giving additional storage area to the

kitchen and utility space for the communal-use washing machine.

**BATHROOM** Main shared bathroom w ith white suite of WC, basin (w ith cupboard beneath) and bath w ith shower above. Double glazed w indow and extractor fan. Radiator. Tile effect vinyl flooring and white tiled walls.

**BEDROOM ONE** 11' 5" x 10' 9" (3.5m x 3.3m) Double bedroom w ith double glazed bay window to the front. Brown carpet and neutral walls. Each bedroom is furnished w ith a good quality double bed, wardrobe, 4-drawer and 2-drawer units plus curtains. Radiator.

**STAIRS AND LANDING** Brown carpeted stairs rise to the first floor landing. Neutral decor. Emergency lighting and alarm call point. Storage cupboard.

**WC** First floor WC w ith white toilet and handwash basin. Extractor fan. Neutral decor.

**BEDROOM TWO** 15' 1" x 8' 2" (4.6m x 2.5m) Double bedroom w ith rear aspect double glazed window. Brown carpet, neutral decor. Radiator and sink unit w ith cupboard beneath.

**BEDROOM THREE** 12' 1" x 8' 10" (3.7m x 2.7m) Double bedroom w ith rear aspect double glazed window. Brown carpet, neutral decor. Radiator.

**BEDROOM FOUR** 10' 9" x 8' 10" (3.3m x 2.7m) Double bedroom w ith front aspect double glazed w indow. Brown carpet, neutral decor. Radiator

**BEDROOM FIVE** 13' 9" x 10' 9" (4.2m x 3.3m) Stairs rise to the second floor converted attic room. Brown carpet and neutral decor. Double glazed w indow to the side plus 2 velux windows. Reduced head height to eaves. 3x eaves cupboards.

**GARDEN** To the rear is a fully enclosed garden w ith gate at the end of the garden opening into the park behind. Decked and gravel areas so very low maintenance. Shed.

