

Property Location

Within easy walking distance of Yeovil District Hospital, Yeovil College and the town centre, this shared house is ideally situated to attract professional tenants.

169 Goldcroft, Yeovil, Somerset, BA21 4DB

Approximate Gross Internal Area = 97.2 sq m / 1046 sq ft

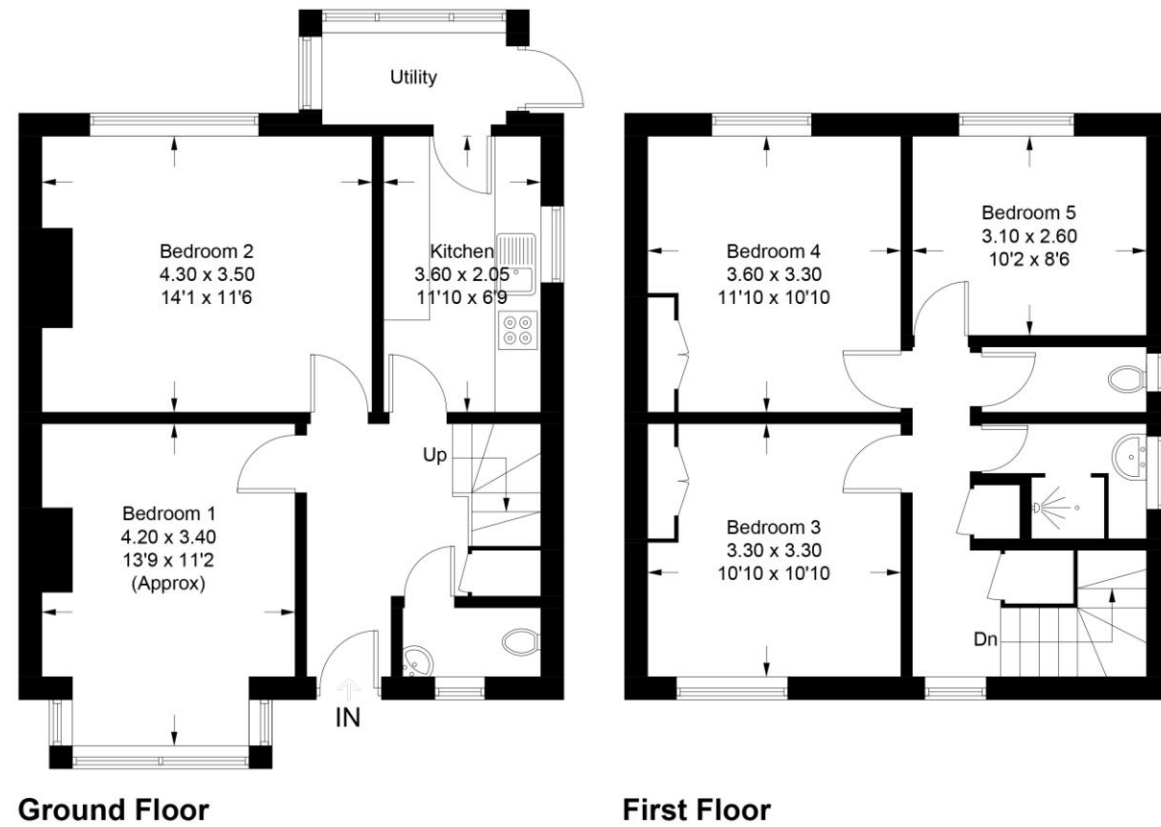


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1014750)



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.

Goldcroft, Yeovil

£230,000

**169 Goldcroft
Somerset
BA21 4DB**

Key features:

- 5 Bedrooms (Occupied)
- Shared Communal Facilities
- Bathroom and WC
- Garden to Front and Rear
- Ideal Location for YDH Employees
- Annual Income £25,920
- Gross Yield 11%
- Full Maintenance History



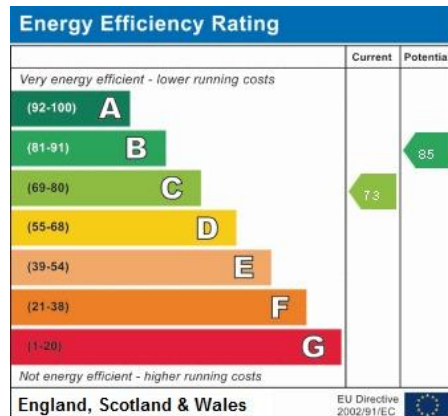
Why you'll like it

HASSLE FREE Property Investment!
This licenced and established 5-bedroom HMO with long-term tenants in situ. Annual income of £25,920 giving a gross yield of 11% on asking price. Full maintenance and property management history available. Potential to improve and increase return.

ENTRANCE HALL Double glazed front door leading into communal hallway with stairs rising to the first floor to the right. Doors leading to ground floor WC and storage cupboard. Neutral carpet and decor.

KITCHEN 11' 9" x 6' 8" (3.6m x 2.05m) Galley style kitchen with double glazed window to the side and wooden door to the utility room at the rear. Vinyl flooring and white tiled walls. A range of white kitchen units and black laminate work surface. Appliance space for 3 under-counter fridges and washing machine. Free standing gas oven and hob. Radiator.

UTILITY ROOM Lean to utility room to the rear. Double glazed door to the rear garden and double glazed windows. Vinyl flooring. Fridge freezer space.



CLOAKROOM Downstairs cloakroom with white WC and hand wash basin. Double glazed window to the front. Neutral decor and vinyl flooring.

BEDROOM ONE 13' 9" x 11' 1" (4.2m x 3.4m) Large ground floor double bedroom with double glazed bay window to the front. Neutral decor and carpet. Radiator.

BEDROOM TWO 14' 1" x 11' 5" (4.3m x 3.5m) Large ground floor double bedroom with double glazed window to the rear. Neutral decor and carpet. Radiator.

BEDROOM THREE 10' 9" x 10' 9" (3.3m x 3.3m) First floor double bedroom with double glazed window to the front. Neutral decor and carpet. Radiator.

BEDROOM FOUR 11' 9" x 10' 9" (3.6m x 3.3m) First floor double bedroom with double glazed window to the rear. Neutral decor and carpet. Radiator.

BEDROOM FIVE 10' 2" x 8' 6" (3.1m x 2.6m) First floor small double / single bedroom with double glazed window to the rear. Neutral decor and carpet. Radiator.

SHOWER ROOM Communal shower room. Double glazed window to the side. White decor / tiling and vinyl flooring. Large shower cubicle. White WC and basin.

GARDEN To the front of the property the garden is laid to lawn with steps up to a pathway leading to the front door. A gate opens to the side passage leading to the back garden. There is a paved patio and curving lawn area. To the right is the side of the garage, with personal door giving access.

GARAGE Semi-detached single garage with 1 parking space in front (accessed via Kenmore Drive just round the corner).

