

**FOR SALE**

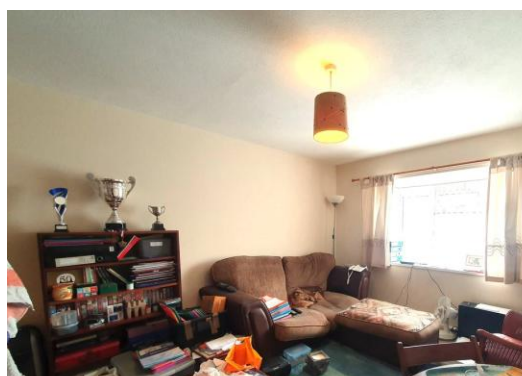


**Sedgemoor Close, Yeovil**

**1 Bedroom, 1 Bathroom, Apartment**

**Asking Price Of £100,000**

  
**MARTIN&CO**





## 30 Sedgemoor Close

- Long-Term Tenant In Situ
- Annual Income £6300
- Gross Yield 6.3%
- 124 Years Lease
- Residential Area

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	79	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

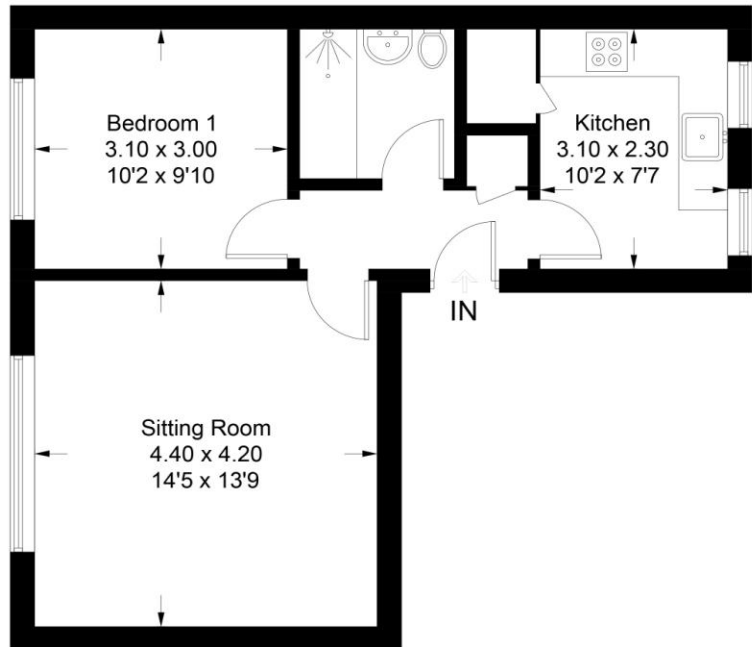


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1062173)

### ATTENTION INVESTORS!

Fantastic investment purchase with excellent long-term tenant in situ.

First floor modern apartment with tenant in situ with rental income of £6300pa, giving a gross yield of 6.3%.

Hassle free investment - modern apartment with full maintenance history available.

**ENTRANCE HALL** From the clean and tidy communal landing and stairwell, the private front door to Flat 30 opens into the main entrance hall. Doors leading to all other rooms.

Neutral decor and carpet

Electric storage heater.

Airing cupboard housing the immersion hot water cylinder.

**KITCHEN** 10' 2" x 7' 6" (3.1m x 2.3m) Modern good-sized kitchen with 2 double glazed windows to the side.

Fitted kitchen with white units and laminate work surface.

Free-standing electric oven.

Large larder / storage cupboard.

Electric heater and consumer unit high level.

Neutral decor and tiling, with vinyl flooring.

**SITTING ROOM** 14' 5" x 13' 9" (4.4m x 4.2m) Spacious living area with double glazed window to the rear.

Neutral carpet and decor. Electric storage heater.

**BEDROOM** 10' 2" x 9' 10" (3.1m x 3m) Double bedroom with double glazed window to the rear.

Fitted bedroom furniture. Neutral decor and carpet. Electric storage heater.

**BATHROOM** With white suite of bath with electric shower above, toilet and basin with fitted cupboard beneath.

Vinyl flooring and white tiling with blue highlights.

Dimplex electric heater and extractor fan.

## Martin & Co

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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, in or for 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.