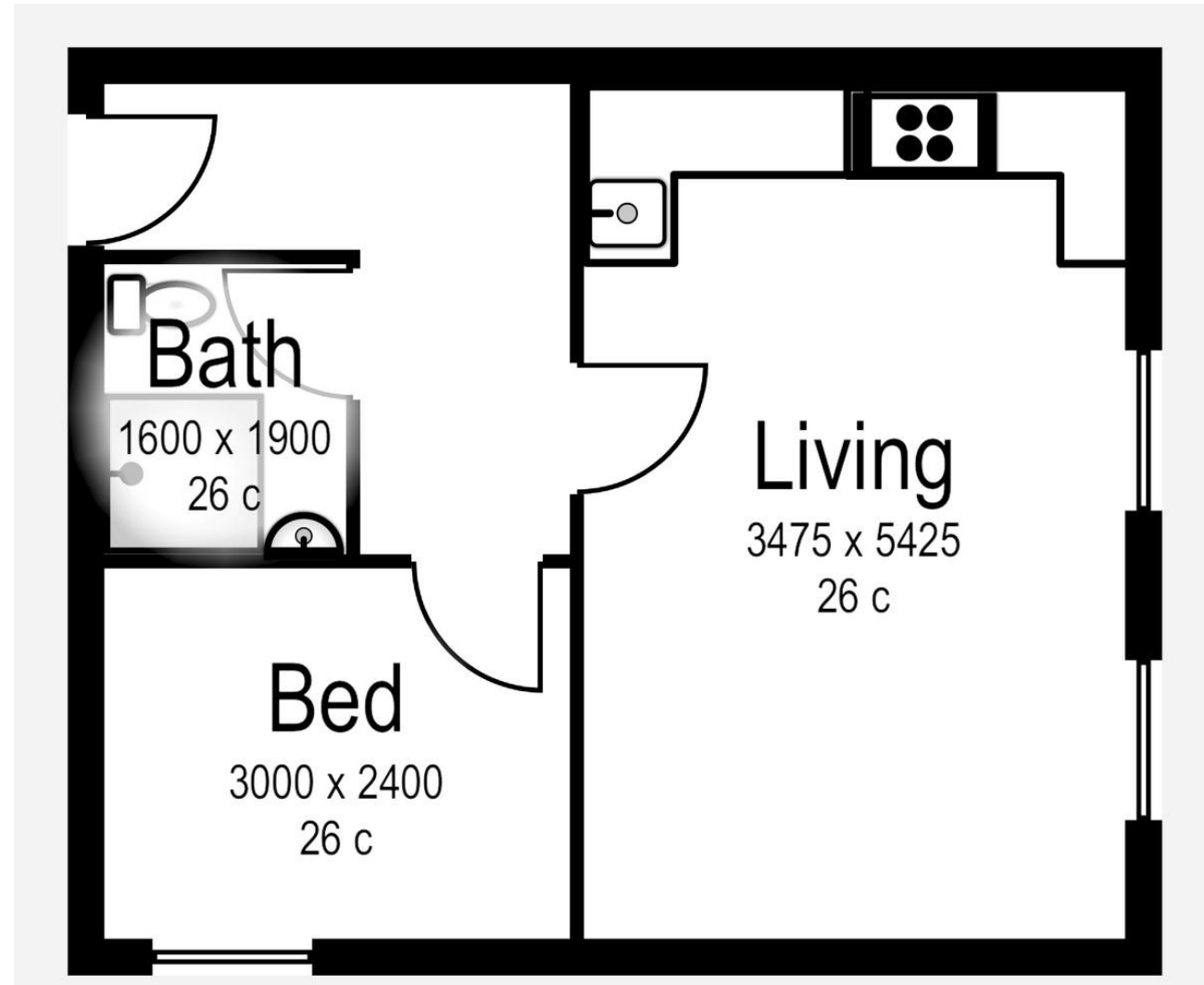


## Property Location



**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.

## Park Road, Yeovil

Offers In Excess Of £75,000



2 Old Sarum House  
Yeovil  
BA20 1DR

Key features:

- Gross Rental Yield 9%
- Service Charge £1550
- Peppercorn Ground Rent
- Ideal Investment Property
- Town Centre Location
- Ideal for Yeovil District Hospital
- Low Maintenance



Why you'll like it

This first floor town centre apartment comprises a private front door from the communal entrance with hall leading to the good size studio style lounge/kitchen/diner with fully fitted kitchen with built in electric cooker washer/dryer, fridge & freezer. The laminate flooring, double aspect windows and high ceilings give the room a modern, contemporary feel. From the hall is a double bedroom and a shower room. Gas central heating is installed. Until recently tenanted with a gross annual rental yield of 8%, this flat makes an ideal buy to let investment.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	71 75
(55-68) <b>D</b>	

