

**FOR SALE**



**Cavendish Court, Ilchester**

**2 Bedrooms, 1 Bathroom, Flat**

**Asking Price Of £95,000**





- **Gross Rental Yield 8%**
- **Long-Term Tenant In Situ**
- **Gas Central Heating**
- **Double Glazing**
- **Village Location**
- **Service Charges £1700pa**
- **Ground Rent £75pa**

#### Attention Investors!

Martin & Co are delighted to offer to the market this 2 bedroom 1st-floor apartment for sale.

Available with excellent long-term tenant in situ, this apartment is an ideal rental investment, with a fantastic gross rental yield of 8% on asking price.

The apartment is in a village location with local shops, schools and the South Somerset countryside just minutes away.

**ENTRANCE HALL** Double glazed front door from the communal stairwell and first floor landing.

A second external door opens into the utility room to the left.

The main hallway of the apartment extends almost the full length, ending in a large storage cupboard at the far end.

Neutral decor and carpet. Radiator.

Cupboard housing the electricity meter.

**SITTING/DINING ROOM** 13' 9" x 11' 9" (4.2m x 3.6m)

Spacious living room with plenty of space for both seating and dining areas.

Double glazed window to the rear.

Neutral decor and carpet.

Radiator and cupboard.



**KITCHEN** 11' 7" x 8' 10" (3.55m x 2.7m) Modern kitchen with double glazed window to the front and door leading to the utility area.

White fitted kitchen units with a grey laminate work surface, white tiling and wood-effect vinyl flooring. Cupboard housing the Ideal gas combi boiler. Appliance spaces for cooker and fridge freezer. Radiator.

**UTILITY ROOM** 5' 2" x 4' 11" (1.6m x 1.5m) Useful utility / storage area with double glazed window to the front and external door.

Neutral decor and wood-effect vinyl flooring. Fitted cupboard with shelving and washing machine space with plumbing.

**BEDROOM ONE** 11' 9" x 11' 9" (3.6m x 3.6m) Double bedroom with double glazed window to the rear.

Neutral decor and carpet. Radiator and built-in wardrobe.

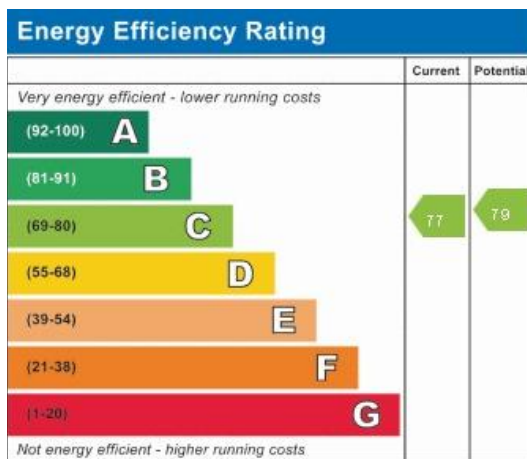
**BEDROOM TWO** 10' 9" x 8' 10" (3.3m x 2.7m) Double bedroom with double glazed window to the front.

Neutral decor and carpet. Radiator and built-in wardrobe.

**BATHROOM** With white suite of WC, pedestal basin and bath with electric shower above.

Double glazed window to the front. Neutral decor with black tiles to shower area. Wood-effect vinyl flooring. Radiator.

**OUTSIDE** To the rear of the apartment block are communal gardens with rotary washing lines for use. There is also a private bin store for each flat as allocated to the rear.



# 31 Cavendish Court, Hermes Place, Ilchester, Somerset, BA22 8JU

Approximate Gross Internal Area = 67.5 sq m / 727 sq ft

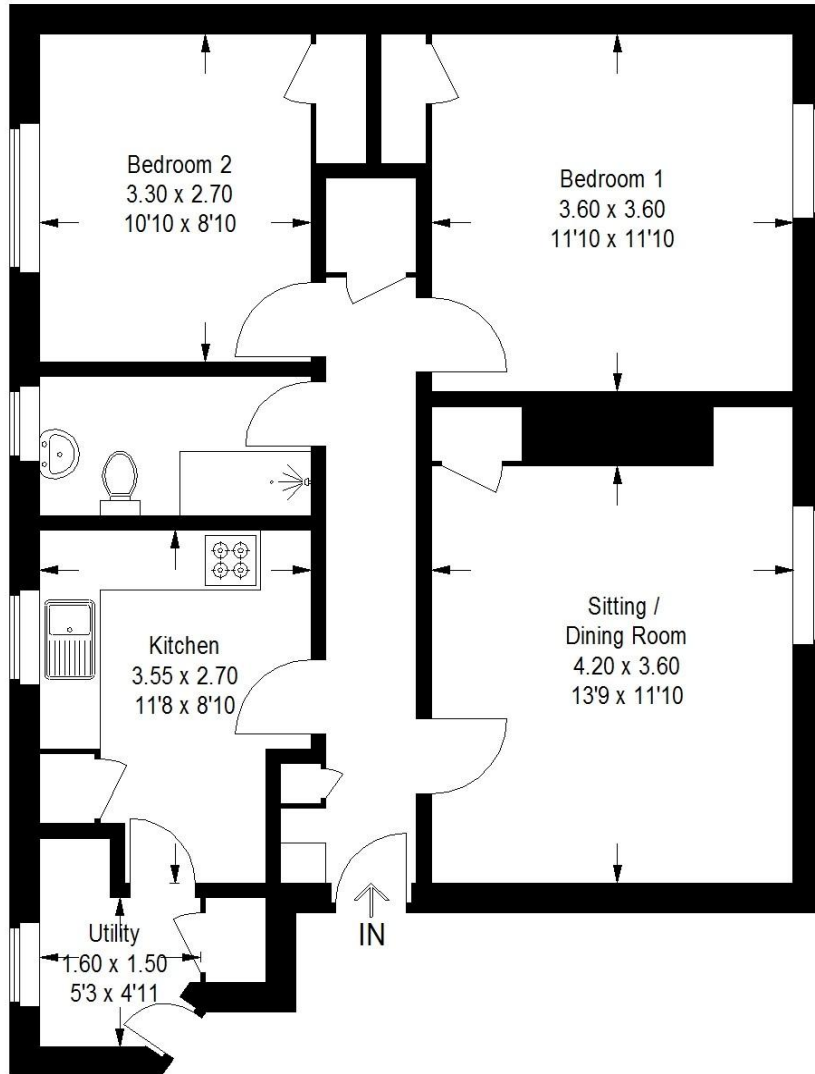


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © (ID1080281)

## Martin & Co Yeovil

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