

**FOR SALE**



**Cavendish Court, Ilchester**

**2 Bedrooms, 1 Bathroom, Flat**

**Asking Price Of £95,000**





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

Now available with vacant possession.

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

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

An ideal first home or rental investment - gross yield of 9% potential.

**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.



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>	77	79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

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

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

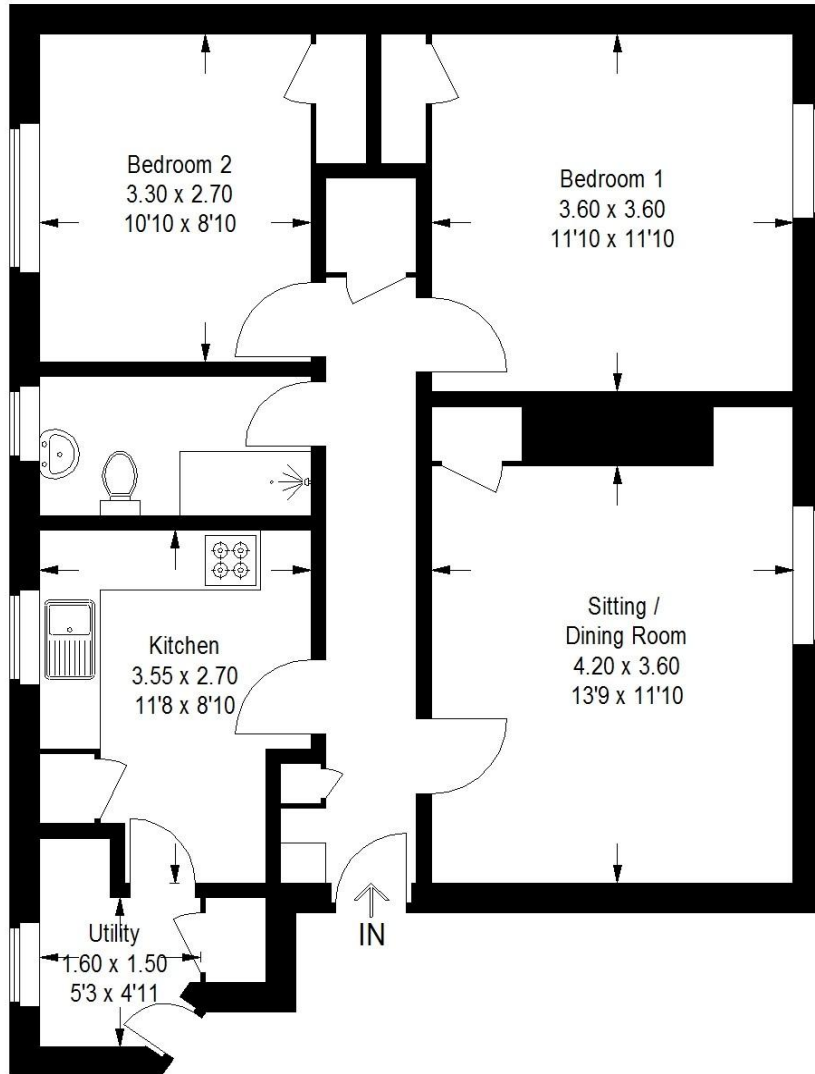


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © (ID1080281)

## Martin & Co Yeovil

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**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 for mpart 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.