

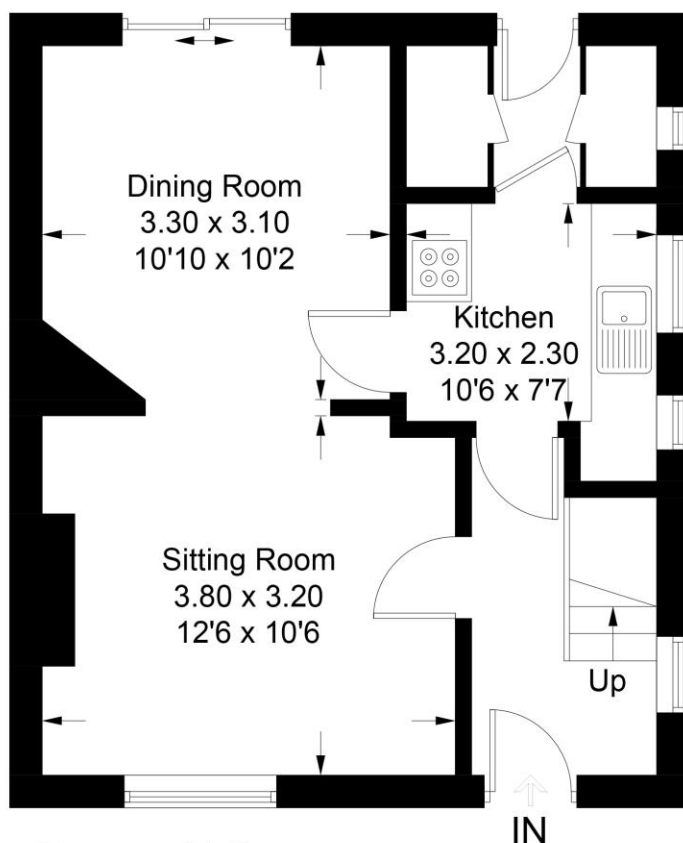


Property Location

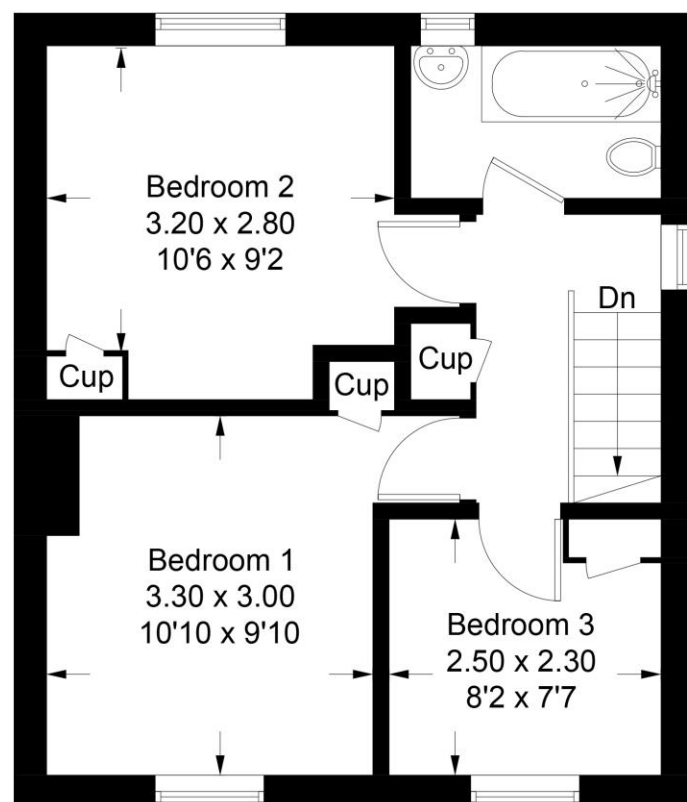
Located in a central residential area of Yeovil within close walking distance of local schools, shops and doctor's surgery.
At the end of a cul de sac with no passing traffic; ideal for families.

130 Marl Close, Yeovil, Somerset, BA21 3NQ

Approximate Gross Internal Area = 76.2 sq m / 820 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1076164)



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.

Marl Close, Yeovil

Offers In Region Of £170,000



130 Marl Close
Yeovil
BA21 3NQ

Key features:

- Long-Term Tenant In Situ
- Gross Yield of 5.6%
- £9600pa Income
- Full Maintenance History
- Gas Central Heating
- Garden
- Off-Road Parking
- Hassle-Free Investment



Why you'll like it

Martin & Co are delighted to offer to the market this 3 bedroom semi-detached house with excellent long-term tenant in situ, for sale as an ongoing investment. Annual rental income of £9600 with a gross yield on asking price of 5.3%. Modern finish, gas central heating and double glazed throughout. Full maintenance and rental history available.

ENTRANCE HALL White double glazed front door leading into the ground floor hallway with stairs rising to the first floor ahead. Cream decor and wood-effect vinyl flooring. Double glazed window to the side and radiator.

SITTING ROOM 12' 5" x 10' 5" (3.8m x 3.2m) Spacious living room with double glazed window to the front. Neutral carpet and decor. Radiator.

DINING ROOM 10' 9" x 10' 2" (3.3m x 3.1m) With open archway from the sitting room the dining room benefits from double glazed sliding patio doors opening into the garden. Neutral carpet and decor. Radiator.

KITCHEN 10' 5" x 7' 6" (3.2m x 2.3m) Modern galley-style kitchen with 2 double glazed windows to the side and door to the rear leading to pantry cupboards and door to the rear garden.

Cream units and wood-effect work-top. Integrated electric oven, hob and extractor fan. Appliance spaces for washing machine and fridge-freezer. Terracotta floor tiles and neutral decor.

REAR HALL From the kitchen is a small hall area at the rear with the back door opening to the garden. On either side are two pantry/storage cupboards. The right-hand of which has a double glazed window to the side and houses the Glow Worm gas combi boiler.

STAIRS AND LANDING Neutral carpeted stairs rise to the first floor landing. Double glazed window to the side. Loft hatch and airing cupboard.

BEDROOM ONE 10' 9" x 9' 10" (3.3m x 3m) Double bedroom with double glazed window to the front. Neutral carpet and decor. Radiator and built in cupboard.

BEDROOM TWO 10' 5" x 9' 2" (3.2m x 2.8m) Double bedroom with double glazed window to the rear. Neutral carpet and decor. Radiator and built in cupboard.

BEDROOM THREE 8' 2" x 7' 6" (2.5m x 2.3m) Small double bedroom with double glazed window to the front. Neutral carpet and decor. Radiator and built in cupboard.

BATHROOM Family bathroom with double glazed window to the rear. White suite of WC, pedestal basin and bath with electric shower above. White tiled walls and mosaic-effect vinyl flooring. Radiator and extractor fan.

OUTSIDE Large garden to the rear mostly laid to lawn with patio and decking areas adjacent to the house. Side access to the rear with gate and shared driveway to the side. Two parking spaces to the front of the house.

