

**FOR SALE**



**Church Rise, Templecombe**

**1 Bedroom, 1 Bathroom, Flat**

**Asking Price Of £75,000**

  
**MARTIN&CO**



## 6 Church Rise

- Attention Investors
- First Floor Apartment
- First Floor
- Close to Templecombe Railway Station
- Off-Road Parking

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Ideal investment purchase - this tidy one-bedroom apartment, in a convenient location for Templecombe railway station.

Currently let with excellent long-term tenant with annual gross income of £6900, giving a 9.2% return on purchase price.

Cash buyers only, no chain.

**ENTRANCE HALL** Front door from communal stair well on the first floor opening into a porch with useful space for coat / shoe storage. Louvre single glazed window opening to the front. Internal door opening into the main hallway with doors then leading to all rooms. Two large storage cupboards, one housing the hot water tank. White walls and neutral carpet.

**SITTING/DINING ROOM** 9' 6" x 14' 1" (2.9m x 4.3m) Good sized reception room with archway to the kitchen. Neutral carpet and decor. Double glazed window to the front. Electric heater.

**KITCHEN** 6' 2" x 5' 6" (1.9m x 1.7m) With double glazed window overlooking the fields to the rear. Wood-effect units and grey laminate work top. Appliance spaces for fridge freezer, oven and washing machine. Wood-effect vinyl flooring and cream wall tiles.

**BEDROOM** 9' 10" x 9' 6" (3.0m x 2.9m) Double bedroom with double glazed window to the rear. Neutral carpet and decor. Electric heater.

**BATHROOM** With white suite of toilet, pedestal basin and bath with shower above. Pale pink wall tiles and vinyl flooring. Double glazed window to the rear and extractor. Dimplex wall heater.

Approximate Gross Internal Area = 35.6 sq m / 383 sq ft

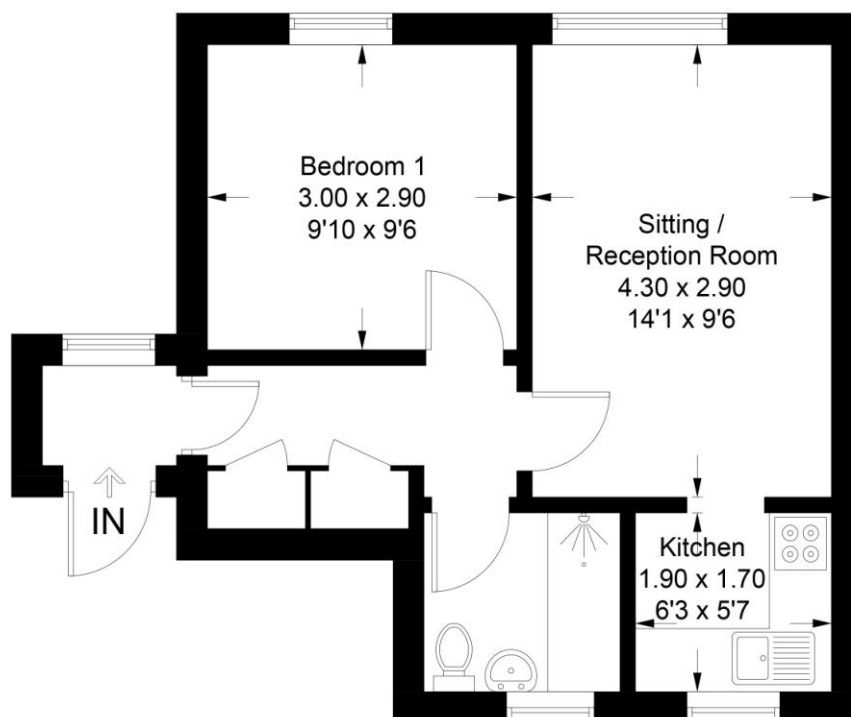


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1161372)

## Martin & Co Yeovil

18 Princes Street • Yeovil • BA20 1EW  
T: 01935 420555 • E: yeovil@martinco.com

<http://www.martinco.com>



**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.