

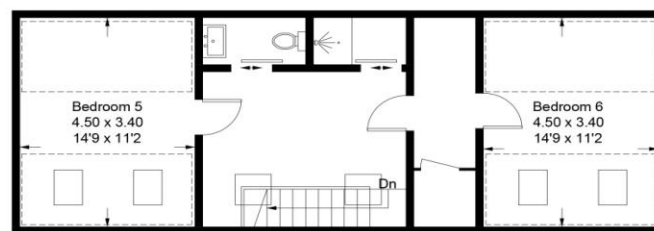


## Property Location

Ideally situated just a short walk to Wincanton Town Centre, shops, cafes and pubs.  
On road parking or town centre permit parking is available.

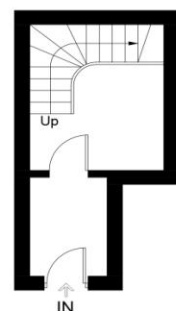
**8 Church Street, Wincanton, Somerset, BA9 9AE**

Approximate Gross Internal Area = 171.0 sq m / 1841 sq ft

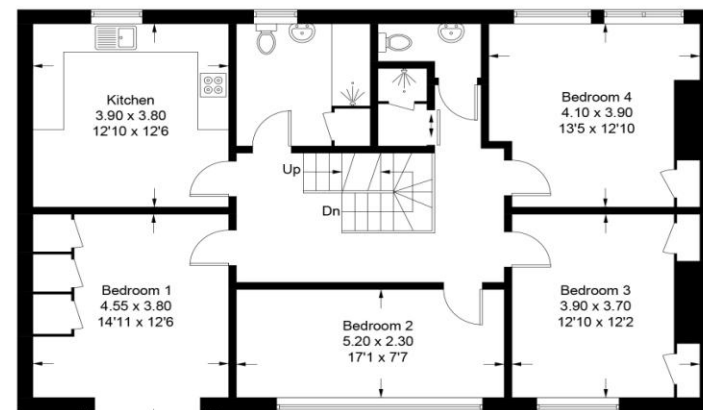


**Second Floor**

= Reduced headroom below 1.5m / 5'0"



**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1202951)



**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.

**Martin & Co Yeovil**  
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## Church Street, Wincanton

Asking Price Of £335,000





8 Church Street  
Somerset  
BA9 9AE

### Key features:

- 6 Bedroom HMO Investment
- Annual Income £42,300
- HMO Licence
- Gross Yield 13%
- Ideal Town Location
- Fully Furnished
- Full Maintenance

### History

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	43 E	
21-38	F		
1-20	G		



### Why you'll like it

**Attention investors!** Martin & Co are delighted to offer to market this 6-bedroom HMO in an ideal location just minute's walk from Wincanton Town Centre. With a 13% gross yield at asking price but with huge scope to improve this to 14% in short order, this house benefits from having 6 large double rooms, three WC/shower rooms and kitchen facilities. Well maintained and presented throughout. Early viewing recommended!

**COMMUNAL ENTRANCE** Wooden front door from street level opening into the ground floor communal entrance. Door leading to the ground floor leasehold apartment to the left and door ahead into number 8. Coir carpet and white decor. Fire alarm control panel.

**STAIRS AND LANDING** Stairs rise to the large first floor landing, and again to the second floor landing. Dark grey carpet and neutral decor. Radiator on landing.

**KITCHEN** 12' 9" x 12' 5" (3.9m x 3.8m) Large communal kitchen with window to the rear. White fitted kitchen with plenty of cupboard space and wooden laminate work top. Two fridge freezers, electric oven and gas hob. Vinyl flooring and neutral decor. Radiator.

**BEDROOM ONE** 14' 11" x 12' 5" (4.55m x 3.8m) Double bedroom with window to the front. Fitted wardrobes. Neutral carpet and decor. Radiator.

**BEDROOM TWO** 17' 0" x 7' 6" (5.2m x 2.3m) Double bedroom with window to the front. Neutral carpet and decor. Radiator.

**BEDROOM THREE** 12' 9" x 12' 1" (3.9m x 3.7m) Double bedroom with window to the front. Fitted wardrobes. Neutral carpet and decor. Radiator.

**BEDROOM FOUR** 13' 5" x 12' 9" (4.1m x 3.9m) Double bedroom with window and full height window to the rear. Fitted wardrobes. Neutral carpet and decor. Radiator.

**BATHROOM** Good sized bathroom with window to the rear and extractor fan. White toilet and pedestal basin. Bath with shower above. Vinyl flooring and cream wall tiles. Chrome heated towel rail. Cupboard.

**SHOWER ROOM** Second first floor bathroom facilities with separate shower room and WC with toilet and basin. Radiator and extractor fan. Vinyl flooring, neutral decor and splashboard.

**BEDROOM FIVE** 14' 9" x 11' 1" (4.5m x 3.4m) Double bedroom with two velux windows. Neutral carpet and decor. Radiator.

**BEDROOM SIX** 14' 9" x 11' 1" (4.5m x 3.4m) Double bedroom with two velux windows. Small hall with cupboard. Neutral carpet and decor. Radiator.

**WC AND SHOWER** Second floor WC with toilet and basin plus separate shower room. Both with sliding doors and extractor fans. Vinyl flooring and splash board walls.

