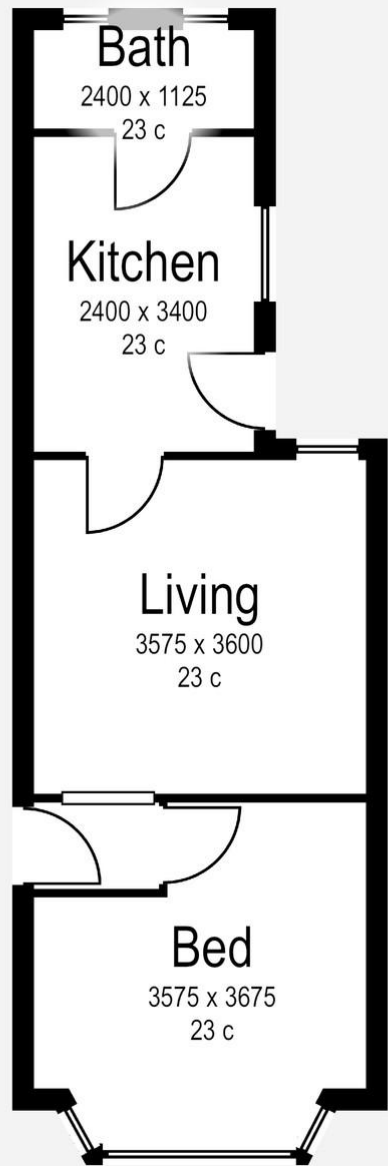


## Property Location

A short walk from Yeovil town centre, Leonardo Helicopters and Yeovil District Hospital, this rental flat is ideally located for tenants working in these professional centres of employment in the town.



**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. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision

## Huish, Yeovil

£100,000

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Key features:

- Private Garden
- Modern Finish
- Close to Town Centre
- Tenant In Situ
- Ideal Investment Opportunity



There are wood-effect laminate fitted units and a black laminate worktop. Neutral decor and stone-effect vinyl flooring. Integrated oven and ceramic hob. Electric heater. Double glazed door to rear garden.

BATHROOM 7' 10" x 3' 8" (2.4m x 1.125m) To the rear of the kitchen is the bathroom which benefits from a modern white suite. 2 double glazed windows to the rear. Electric fan heater.

GARDEN From the kitchen there is access to the private garden to the rear of the flat. The garden is paved with border areas. Shed.



Why you'll like it

A smart, modern ground-floor flat within easy walking distance of Yeovil town centre, Leonardo Helicopters and Yeovil District Hospital. With communal entrance and private front door, this flat has a modern kitchen and bathroom. There is a double bedroom, sitting room with electric fireplace, separate kitchen and bathroom. To the rear is a private, paved garden. Currently tenanted, with an annual rental income of £5760, there are no service charges or ground rent, meaning that there is a healthy 5.8% yield.

SITTING ROOM 11' 8" x 11' 9" (3.575m x 3.6m) The communal outside front door leads into a small hallway, from which the private front door for Flat A opens and leads into a small hall with a door into the good-sized sitting room. The room has neutral decor and carpet. There is an electric fireplace plus panel heater.

BEDROOM 11' 8" x 12' 0" (3.575m x 3.675m) The small hall also leads into the double bedroom with front aspect double glazed bay window. Neutral decor and carpet. Electric panel heater.

KITCHEN 7' 10" x 11' 1" (2.4m x 3.4m) A doorway from the sitting room leads into the galley-style modern fitted kitchen.

