



**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.

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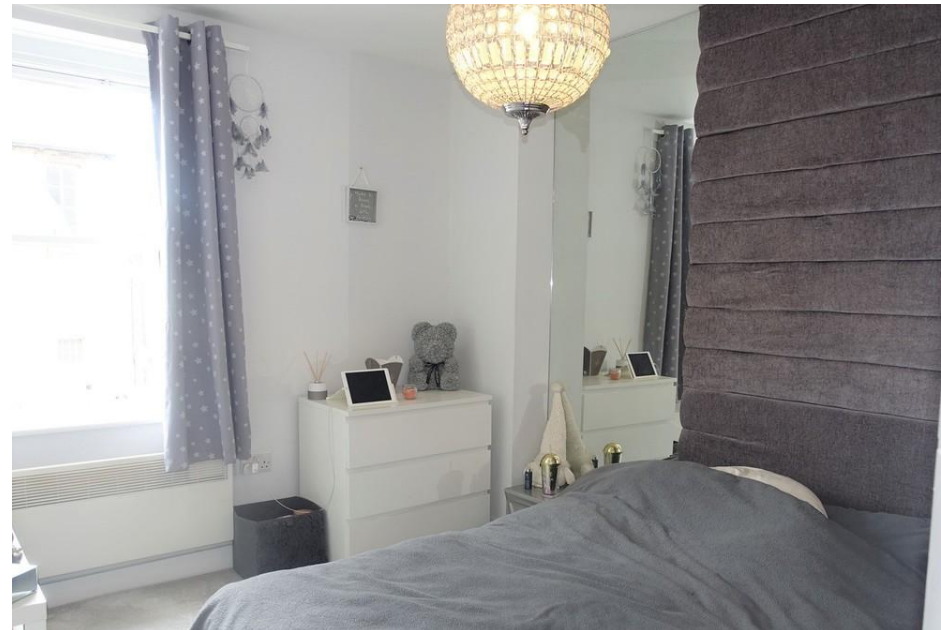
## Central House, Yeovil

Asking Price Of £120,000

**3 Central House  
Yeovil  
BA20 1FD**

**Key features:**

- Town Centre Location
- Long-Term Tenant
- 6% Rental Yield
- Low Maintenance
- EPC - D
- Electric Heating
- Excellent Condition Throughout
- Service Charge – £600pa
- Ground Rent – £200pa
- Lease – 120 years



**Why you'll like it**

Attention Investors! Ideal rental investment with excellent long-term tenants in situ. Modern, recently converted town centre apartment. Rental income of £7200pa giving a gross yield of 6% on asking price. Low maintenance, hassle-free investment.

**COMMUNAL ENTRANCE**

The building is accessed from road level via an intercom-controlled front door with vestibule where the apartment post boxes are located. The communal hallways and stairs of this modern apartment block are well-maintained and neutrally decorated.

**KITCHEN / LIVING SPACE 17' 2" x 10' 5" (5.25m x 3.2m)**

The apartment front door opens directly into the open-plan kitchen / living space which is beautifully appointed and decorated in shades of modern grey and white. The kitchen benefits from mid-grey units with chrome handles and incorporates integrated appliances as follows: dishwasher, fridge-freezer, washing machine, oven, hob and extractor fan. Grey laminate flooring and white walls. Double glazed window to the front of the building. Ceiling spot lights and wall-mounted electric heating.

**BEDROOM 11' 9" x 8' 6" (3.6m x 2.6m)**

Good sized double bedroom with double glazed window to the front of the building. Grey carpet and white walls. Fitted grey padded head board giving a luxurious feel. Ceiling spot lights and wall-mounted electric heater.

**BATHROOM**

The bathroom is modern in style with grey tiled flooring and walls. White WC, basin and shower cubicle (no bath). Ceiling spot lights and chrome heated towel rail.

**Flat 3, Central House, Church Street,  
Yeovil, Somerset, BA20 1FD**

Approximate Gross Internal Area  
30.4 sq m / 327 sq ft

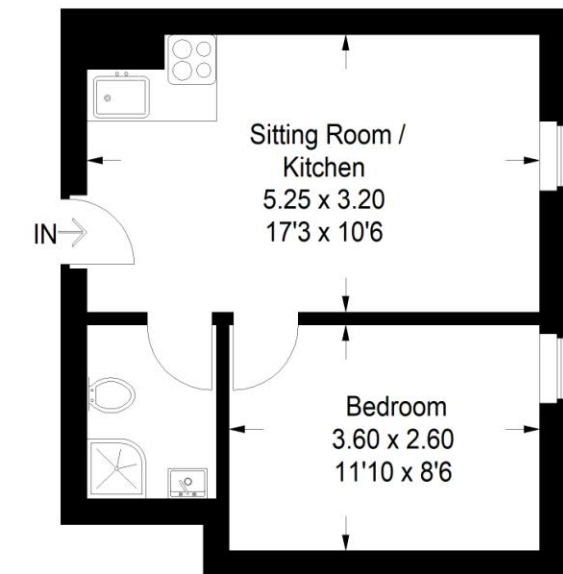


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2022 (ID867967)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>	82	82
(69-80)	<b>C</b>		
(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			
England, Scotland & Wales		EU Directive 2002/91/EC	