



## Property Location

This two-bedroom first-floor modern apartment is situated in the desirable Wyndham Park estate on the eastern side of Yeovil. The town centre is a short drive away and offers plenty of amenities including shops, restaurants and a cinema.

27 Collingwood Road, Wyndham Park, BA21 5FD

Approximate Gross Internal Area = 71.0 sq m / 764 sq ft

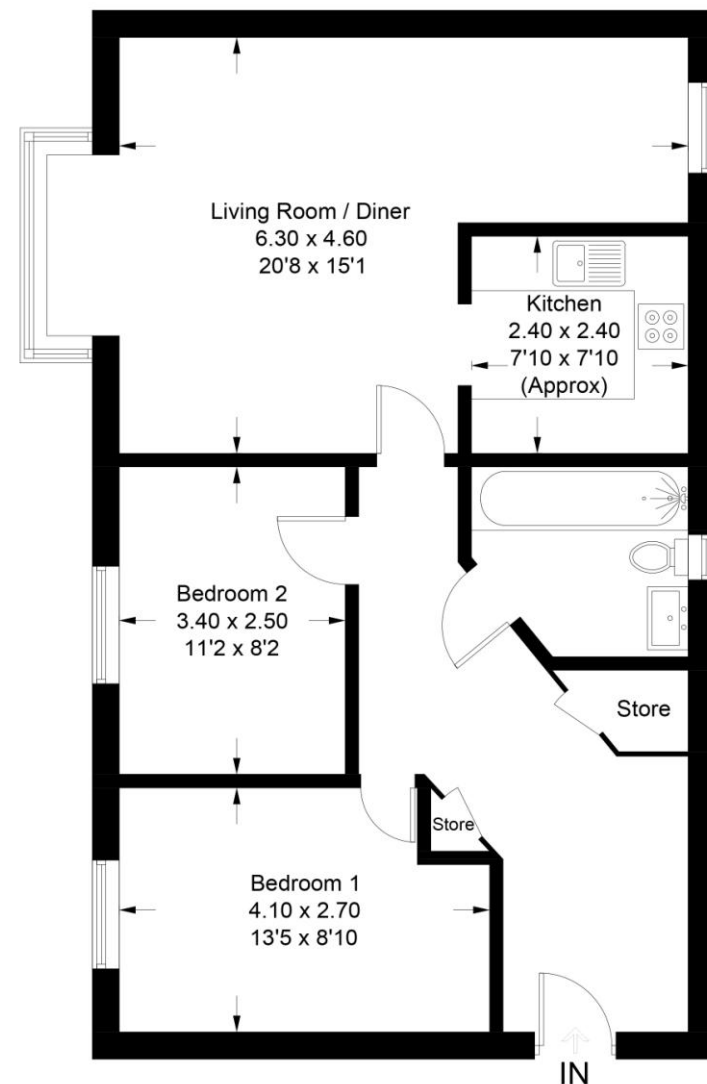


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1326202)



**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.



## Collingwood Road, Wyndham Park

Offers In Region Of £160,000



27 Collingwood Road  
Yeovil  
BA21 5FD

### Key features:

- Tenants In Situ
- Two Double Bedroom First-Floor Apartment
- Modern Finish Throughout
- Desirable Location
- 6.4% Gross Yield
- 113 Years Lease Length
- £3125 Service Charge and Ground Rent PA
- £132 Area Fee PA



### Why you'll like it

This modern two-bedroom first-floor apartment is sold with tenants in situ and is a great investment opportunity offering a potential gross yield of 6.4%. The apartment has an open-plan living/ dining/ kitchen space, two double bedrooms, bathroom, carport parking and plenty of storage throughout. This is an investment purchase with no onward chain. Viewing is recommended.

**COMMUNAL ENTRANCE:** The well-maintained communal stair well rises to the first-floor. Secure intercom entry system.

**ENTRANCE HALL:** Upon entering the apartment, you are welcomed into a long entrance hall which provides access to the sitting room, two double bedrooms, bathroom and two storage cupboards perfect for hiding coat and shoes. The walls are neutrally decorated and have cream coloured carpet flooring. One radiator.

**SITTING/DINING ROOM 20' 8" x 15' 1" (6.3m x 4.6m)** An open plan living/dining/kitchen space featuring a centrally positioned bay window to the front of the property. Space for dining table and chairs. Neutrally decorated walls and cream coloured carpet. Three radiators.

**KITCHEN:** A modern kitchen with a mixture of fitted and wall-mounted cabinets and drawers. Wooden work surfaces with an inset stainless steel

basin and drainer. Integrated fridge/freezer, electric oven and hob with retractable cooker hood above. Space and plumbing for a washing machine. Wooden tiled effect vinyl flooring. Ceiling spotlights.

**BEDROOM ONE 13' 5" x 8' 10" (4.1m x 2.7m)** A double bedroom with a double-glazed window to the front of the property. Neutral walls and cream coloured carpet. One radiator.

**BATHROOM 6' 10" x 5' 10" (2.1m x 1.8m)** A modern bathroom fitted with a three-piece suite that comprises of a white w/c, hand basin and bathtub with a shower unit above. Full-length wall-mounted heated towel rail. Partially tiled walls and vinyl flooring. Obscure double-glazed window to the rear of the property. One radiator.

**BEDROOM TWO 11' 1" x 8' 2" (3.4m x 2.5m)** A double bedroom with a double-glazed window to the front of the property. Neutrally decorated walls and cream coloured carpet. One radiator.

**OUTSIDE:** To the rear of the property is car port parking suitable for one-car.



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

