

96 Westland Road, Yeovil, BA20 2AY

Approximate Gross Internal Area = 177.5 sq m / 1910 sq ft

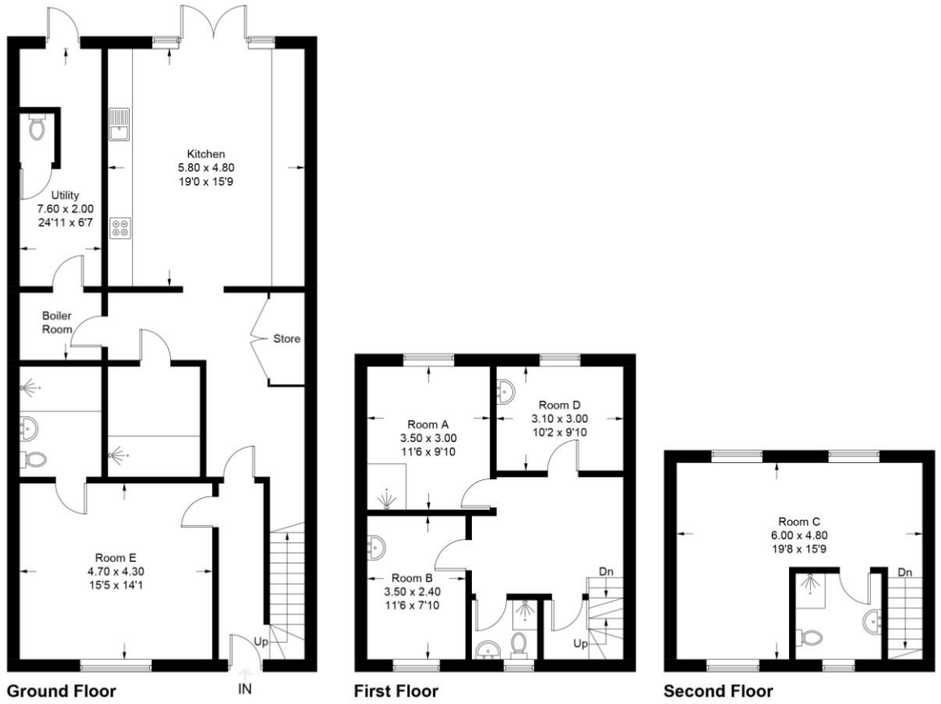


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1348818)







The Property Ombudsman

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, seller(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.

Westland Road, Yeovil

Offers In Region Of £229,000

Martin & Co Yeovil
18 Princes Street ● Yeovil ● BA20 1EW
T: 01935 420555 ● E: Yeovil@Martinco.com

http://www.martinco.com

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96 Westland Road

Yeovil

BA20 2AY

Key features:

- 5-Bedroom Terraced HMO
- Close to Town Centre, Leonardo's & Hospital
- Chain Free
- Investment Opportunity
- Tenants-in-Situ
- £34,000 Annual Gross Income
- 14% Gross Yield



Why you'll like it

This five-bedroom, fully furnished and licenced HMO is being marketed for sale with all rooms occupied with tenants in situ. The property is conveniently located on Westland Road which is within walking distance of Leonardo Helicopters, Yeovil District Hospital and the town centre. The property comprises of and entrance hall, large reception/kitchen, utility, 5 bedrooms, ensuite, cloakroom, shower rooms, garden and driveway parking for three cars. Based on the current room rates, which have been kept up to market value, the property generates an attractive potential gross yield of 14%.

ROOM A: A double bedroom on the first-floor with a double-glazed window to the rear. Attached ensuite comprising of a W/C, hand basin and shower cubicle. Current generating a monthly income of £575.

ROOM B: A single bedroom on the first-floor with a double-glazed window to the front of the property. Hand basin. Currently generating a monthly income of £495.

ROOM C: A dual-aspect double bedroom on the second-floor with Velux windows to the front and rear of the property. Attached ensuite comprising of a w/c, hand basin and shower cubicle. Currently generating a monthly income of £575.

ROOM D: A double bedroom on the first-floor with a double-glazed window to the rear of the property. Hand basin. Currently generating a monthly income of £495.

ROOM E: A double bedroom on the ground-floor with a double-glazed bay window to the front of the property. Attached ensuite comprising of a w/c, hand basin and shower cubicle. Currently generating a monthly income of £585.

GARDEN ANNEX: A garden annex which generates a monthly income of £346.

PROPERTY DETAILS: A lucrative investment opportunity that generates a gross annual income of £34,000 and an approximate gross yield of 14%. The estimated monthly outgoings currently include council tax, gas, electricity, water, Wi-Fi and TV licensing which equates to around £480.

PROPERTY LOCATION: This five-bedroom, mid-terraced property is situated property is situated in the popular Westland Road residential area in Yeovil. The property is conveniently located within walking distance of Leonardo's, Yeovil District Hospital and the bustling town centre. Benefiting from two nearby railway stations that provide direct routes to London (Waterloo), Exeter, Bath and Bristol.

MATERIAL INFORMATION:
Council Tax Band: B
Tenure: Freehold
Parking: Off-Road Parking
Gas Central Heating
No Onward Chain
We understand that deposits are held via one of the approved schemes and appropriate agreements are in place for each room.

















