



Edwards

Independent Estate Agents - Est 1926

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ORCHARD STREET, YEOVIL

INVESTMENT OPPORTUNITY - A MODERNISED END TERRACE HOUSE DIVIDED INTO TWO ONE BEDROOM FLATS THAT ARE CURRENTLY LET ON ASSURED PERIODIC TENANCIES



£195,000 Freehold

Each Flat with Hall – Sitting Room – Bedroom – Kitchen – Bathroom
Gas Central Heating – Double Glazing – No Garden or Parking
EPC Rating - C

8 & 8A ORCHARD STREET, YEOVIL BA20 1BB

DESCRIPTION This attractive Edwardian end terraced house has been divided to provide two one bedroom flats each with independent entrances and modernised accommodation to include gas central heating and double glazing. The flats each benefit from an entrance hall, sitting room, double bedroom, kitchen and bathroom and have been well maintained with modern fittings and up to date certificates. The property is set slightly back from the pavement and has a rear access path that serves the ground floor flat. On street parking is available on Orchard Street and adjacent roads. A good 'ready made' investment opportunity producing a gross yield of just over 8%.

SITUATION Centrally located and within easy reach of the town centre, hospital etc via Huish or West Hendford.

ACCOMMODATION

GROUND FLOOR – FLAT 8a

Accessed from the rear of the property to a private front door to:

ENTRANCE HALL with understairs cupboard, radiator, vinyl flooring, cloaks cupboard and doors to:

KITCHEN 8'9" (2.67m) x 7' (2.14m) having a stainless steel single drainer sink with mixer tap, range of white base and wall cupboards, integrated fridge/freezer, washing machine, oven, gas hob and extractor, work surfaces, gas boiler, vinyl flooring and double glazed window to the rear.

BATHROOM having a white suite comprising a panelled bath with thermostatic shower over, glass screen and tiled surround, vanity unit, close coupled WC, medicine cabinet, radiator, vinyl flooring, extractor fan and double glazed window to the side.

BEDROOM 11'10" (3.6m) x 8'6" (2.6m) with radiator, new fitted carpet and double glazed window to the rear.

BAY FRONTED LOUNGE 13'9" (4.2m) x 11'9" (3.87m) with power points, new fitted carpet, radiator and double glazed bay window to the front.

FIRST FLOOR – FLAT 8

RECESSED PORCH

ENTRANCE HALL with stairs to the first floor landing.

SITTING ROOM

BEDROOM

KITCHEN

BATHROOM

OUTSIDE There is no garden with the property and roadside parking only. Large car park available at the end of Huish.

SERVICES All mains services are connected.

OUTGOINGS The flats are each rated Band A for Council Tax purposes and have an Energy Efficiency Rating of C.

VIEWING By appointment through **Edwards** on Yeovil (01935) 423434 or 07784392192.