



Property Location

This mid-terraced property is situated on Vincent Street near Yeovil town centre. Benefiting from being within walking distance of many shops, restaurants, a cinema and Yeovil District Hospital. Penn Mill railway station is a short drive away and provides fast links to Bath, Bristol and Dorchester.

12 Vincent Street, Yeovil, BA20 1JQ

Approximate Gross Internal Area = 88.6 sq m / 954 sq ft

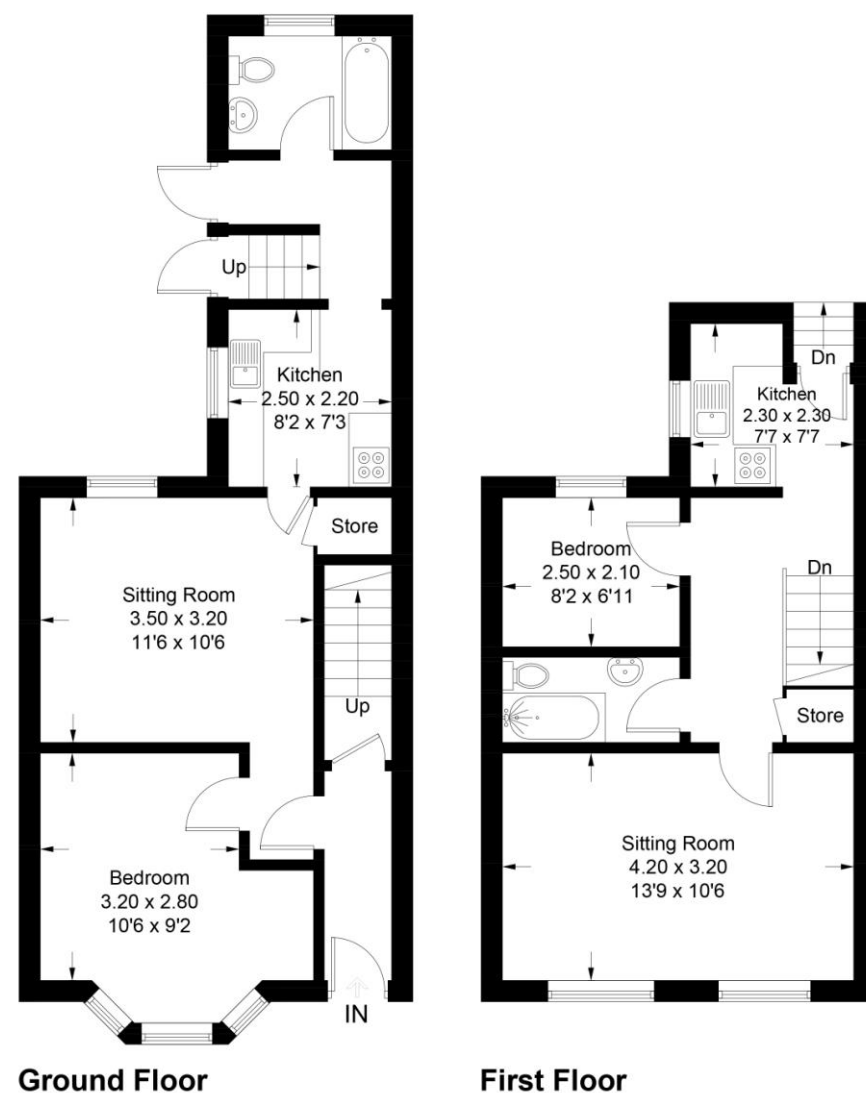


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1339231)



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.



Vincent Street, Yeovil

Offers In Region Of £185,000

Martin & Co Yeovil

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**12 Vincent Street
Somerset
BA20 1JQ**

Key features:

- Mid-Terraced Property (Two Flats)
- Shared Garden Space
- Walking Distance to Hospital and Town Centre
- Potential Annual Income £13,500
- 7.2% Gross Yield
- Tenants In Situ
- Close to Railway Links



Why you'll like it

This mid-terraced property situated in a popular residential area near the centre of Yeovil is being sold with tenants in situ. The property is currently split into two flats (Ground-Floor and First-Floor) and generates a potential income of £13,500 Per Year, offering a 7.2% gross yield. Investment purchase only. Viewing is recommended.

COMMUNAL ENTRANCE HALL: Upon entering the property, you are welcomed into the ground-floor communal entrance which provides access to both flats.

FLAT 1 (GROUND FLOOR)

SITTING ROOM 11' 5" x 10' 5" (3.5m x 3.2m) A generous sitting room with a centrally positioned fireplace. Double glazed window to the rear of the property. Understairs storage cupboard. Neutral walls and beige carpet flooring. One radiator.

KITCHEN 8' 2" x 6' 6" (2.5m x 2.0m) A galley kitchen fitted with a mixture of cabinets and drawers. Laminate work surfaces with an inset stainless-steel basin and drainer. Space for a freestanding fridge/freezer, electric oven and washing machine. White tiled splashguards and grey carpet flooring. Double glazed window to the rear of the property.

BEDROOM 10' 5" x 9' 2" (3.2m x 2.8m) A double bedroom with a double-glazed bay window to the front of the property. Neutral walls and beige carpet flooring. One radiator.

BATHROOM 7' 2" x 5' 2" (2.2m x 1.6m) The bathroom comprises of a three-piece suite consisting of a white w/c, hand basin and bathtub. Partial tiled walls and vinyl flooring. Obscure double-glazed window to the rear of the property.

FLAT 2 (FIRST FLOOR)

SITTING ROOM 10' 5" x 13' 9" (3.2m x 4.2m) A spacious sitting room with two double glazed windows to the front of the property. Neutrally decorated walls and grey carpet flooring. One radiator.

KITCHEN 7' 6" x 7' 6" (2.3m x 2.3m) This kitchen is fitted with a mixture of cabinets and drawers. Ample laminate work surfaces with an inset stainless-steel basin and drainer. Space for a freestanding fridge/freezer, oven and washing machine. Tiled splashguards. Double glazed Velux window. Door providing access to the rear garden.

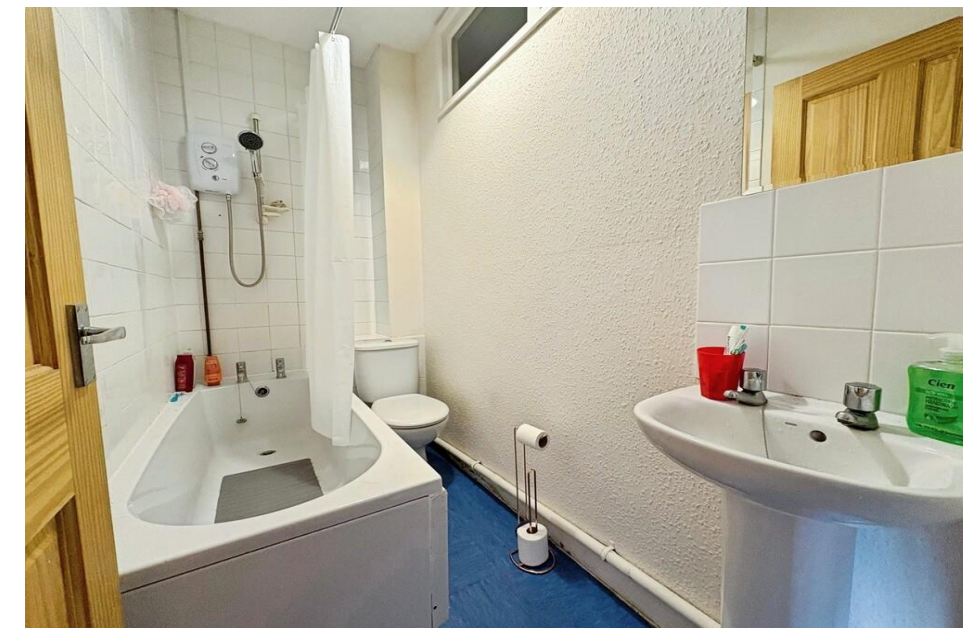
BEDROOM 8' 2" x 6' 10" (2.5m x 2.1m) A double bedroom with a double-glazed window to the rear of the property. Neutrally decorated walls and grey carpet flooring. One radiator.

BATHROOM 8' 2" x 3' 11" (2.5m x 1.2m) A good-sized bathroom fitted with a three-piece suite comprising of a white w/c, hand basin and bathtub with shower unit above. Partially tiled walls.

OUTSIDE: To the rear of the property is a private and enclosed garden currently shared by both flats. The garden is laid to lawn and has raised bed borders. External lighting. Bin storage.

MATERIAL INFORMATION:

Council Tax Bands: A
Tenure: Freehold
Investment Purchase Only (Current Tenants in Situ)
Generating a Potential Income of £13,500 Pa
No Chain



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

