

Towers Wills

Town & Country

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25, Woodland Grove, Yeovil, Somerset BA20 1NZ

OIEO **£270,000**

INVESTORS ONLY - CURRENTLY TENANTED Towers Wills are delighted to market this end terrace property which has been converted into three flats. There are two one bedroom flats and one two bedroom flat. Within walking distance to the town centre this is one not to be missed.

Ground Floor Flat

Entrance

Door leading into the porch area with a further door leading into the lounge.

Lounge 4.26m (13'11") x 4.35m (14'03") maximum measurements to bay recess

With bay window with outlook to the front, radiator and coved ceiling.

Inner hall way

Leading to the master bedroom, bathroom and kitchen.

Kitchen 1.84m (6'00") x 5.15m (16'10")

Fitted with patterned worktops and timber effect doors with a range of units. A one and a half bowl stainless steel sink drainer unit with mixer tap, a four ring gas hob with oven under, space for fridge/freezer, tiled floor, window with outlook to the side and rear and door leading out to the side.

Bedroom One 3.65m (11'11") x 3.69m (12'01")

With two windows outlook to the side, radiator and coved ceiling,

Bedroom Two 2.44m (8'00") x 3.64m (11'11") (Bedroom Two is off the kitchen)

With window outlook to the rear, radiator and cupboard housing the boiler.

Bathroom 1.52m (4'11") x 2.42m (7'11")

A white site with panel bath, mixer tap with telephone hand held shower attachment, WC, pedestal hand basin, radiator, tiled floor, part tiled walls and extractor fan.

Communal Entrance Middle Floor

Radiator, door and window to the side.

Middle Floor Flat

Entrance door leading into the kitchen.

Inner Hall

Radiator.

Lounge 3.58m (11'08") x 4.65m (15'03") Plus bay recess

With window outlook to the front, TV point, radiator and coved ceiling.

Bedroom 3.62m (11'10") x 3.66m (12'00")

With two windows outlook to the side and radiator.

Bathroom 2.43m (7'11") x 2.56m (8'04")

A white suite with panel bath, pedestal hand basin, WC, radiator and extractor fan.

Top floor flat

Entrance

Key Features

- INVESTORS ONLY - CURRENTLY TENANTED
- Converted into three flats
- Two one bedroom flats and one Two bedroom flat
- Walking distance to all amenities
- Rental income of £1575 per calendar month

Contact Us

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Entrance door leading into the hall.

Hall

With radiator and leading to all rooms.

Lounge/Kitchen/Dining Room 4.35m (14'03") x 6.48m (21'03")

A dual aspect room with outlook to the front and side. TV point and radiator. The kitchen is fitted with patterned worktops and timber effect doors with a range of units. A one and a half bowl stainless steel sink drainer unit with mixer tap, four ring gas hob with oven under. space for fridge/freezer, central heating boiler, tiled floor and part tiled walls.

Bedroom 2.59m (8'05") x 4.16m (13'07") Plus recess and entrance recess

With window outlook to the rear and radiator.

Bathroom 1.66m (5'05") x 2.43m (7'11")

A white suite with panel bath and side screen, pedestal hand basin with part tiled splashback, WC and heated towel rail.

Outside

Allocated parking for one vehicle and there is also permit parking available.

Agents Notes

Please note that each flat has separate gas, water and electric connected.

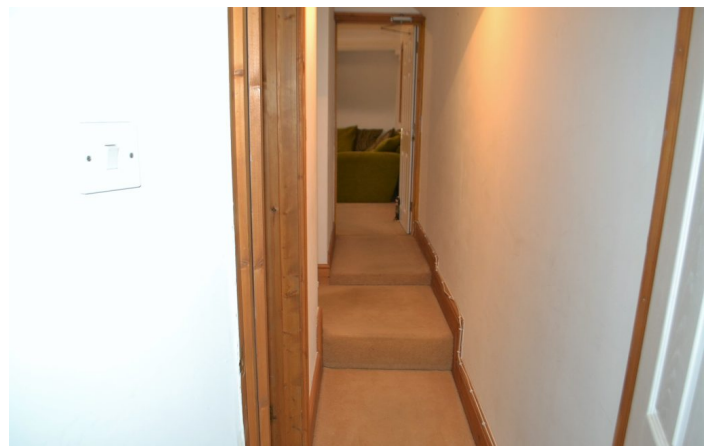
Rental Incomes

The vendor currently receives the following rents:

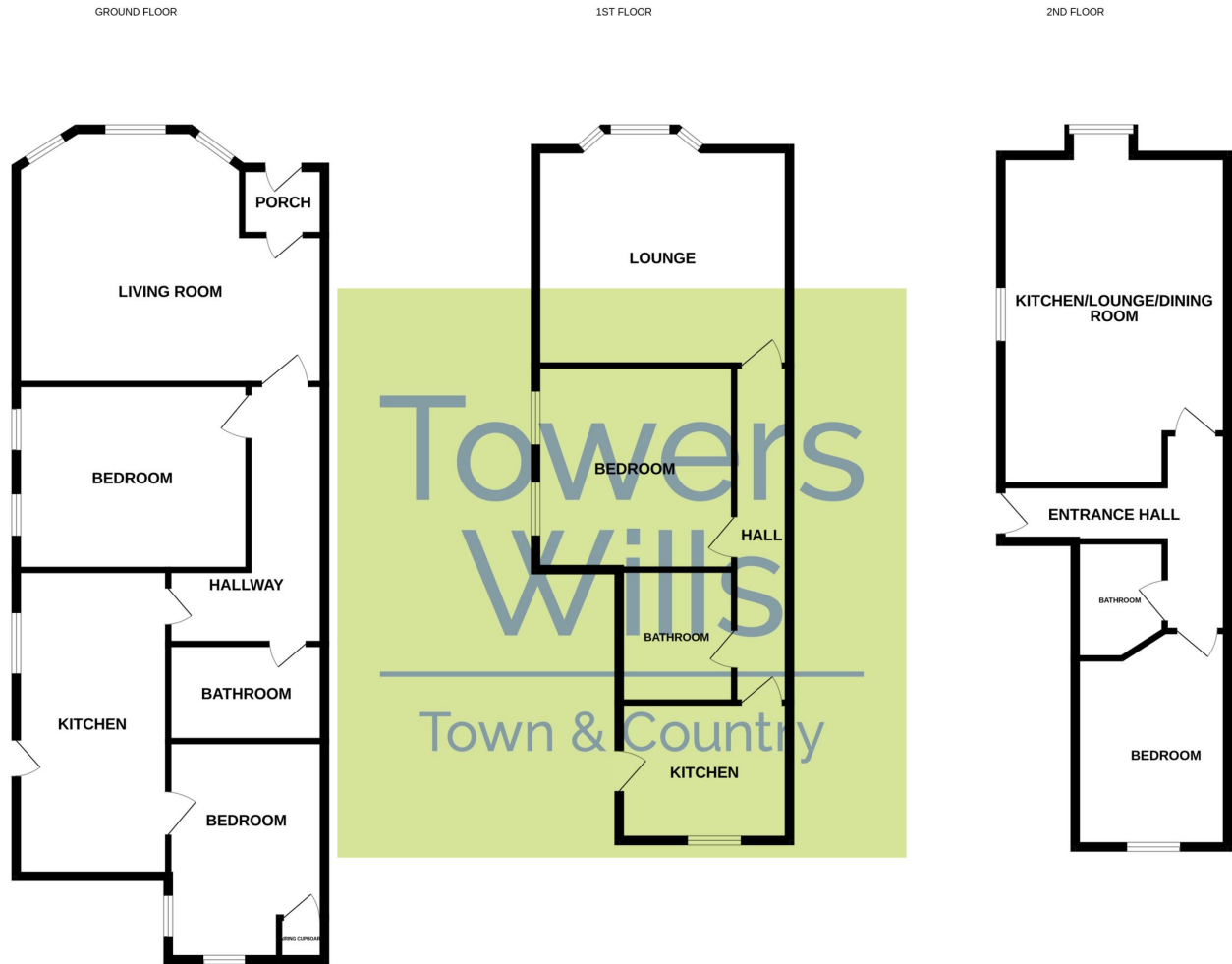
Top floor: £525pcm

Middle floor: £425pcm

Ground floor: £625pcm



Floor Plan



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