

# Towers Wills

Town & Country

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8, Fairway View, Yeovil, Somerset BA21 5AD

**£100,000**

**Investment Opportunity – Tenant in Situ** Towers Wills are pleased to welcome to the market this one bedroom first floor flat within walking distance of the town centre and briefly comprising; hall, open plan lounge/kitchen diner, bedroom and bathroom. With the added benefit of allocated parking. **EARLY VIEWING IS ADVISED.**

Investment Opportunity – Tenant in Situ

An excellent opportunity to acquire a well-positioned flat currently let to a tenant who is paying £620 per calendar month, providing an immediate rental income of £7,440 per annum. The property benefits from a modest main service charge of £540 per annum and an exceptionally low ground rent of just £10 per annum, making this an attractive proposition for landlords and investors seeking an established rental investment with a sitting tenant.

Accommodation:

Entrance

Glazed front door leads into:

Entrance Hallway

Stairs rise to the first floor. Door provides access to flat:

Hallway

Hatch to loft space with light. Doors to:

Lounge/Kitchen Diner 19'9" (6.02m) (max) x 14'5" (4.4m) (max) (L shaped room).

Lounge Area

Single glazed window to the front with distance views towards the hillsides. Single glazed window to the side. TV point. Coved ceiling.

Kitchen Diner

Fitted kitchen comprising:- Range of base units with roll edge work surface over. Wall units. Fitted ceramic electric oven and four ring electric hob. Single drainer stainless steel sink unit with mixer tap. Plumbing for automatic washing machine. Space for fridge freezer. Slate tiled effect laminate flooring. Coved ceiling.

Bedroom 11'2" x 9'1" (3.4m x 2.77m)

Single glazed window to the front with distance views towards the hillsides. Built in double wardrobe. Built in cupboard. TV point. wall mounted electric heater.

Bathroom

Fitted bathroom comprising:- Panelled bath with electric shower over. Shower screen. Pedestal wash hand basin with tiled splash back. WC. Wall mounted electric heater. Extractor fan.

Outside:

Front

Communal car park providing allocated parking for one vehicle.

Rear

Communal garden.

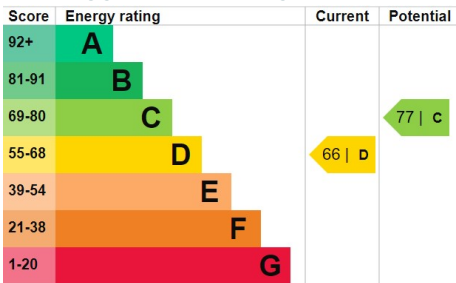
Key Features

- Investment Opportunity – Tenant in Situ
- One Bedroom
- Open Plan Lounge/Kitchen Diner
- Allocated Parking for One Vehicle
- No Onward Chain

Contact Us

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Energy Efficiency



Lease Details

Lease: 999 years from 30/06/1990

Service Charge: approximately £550 per year

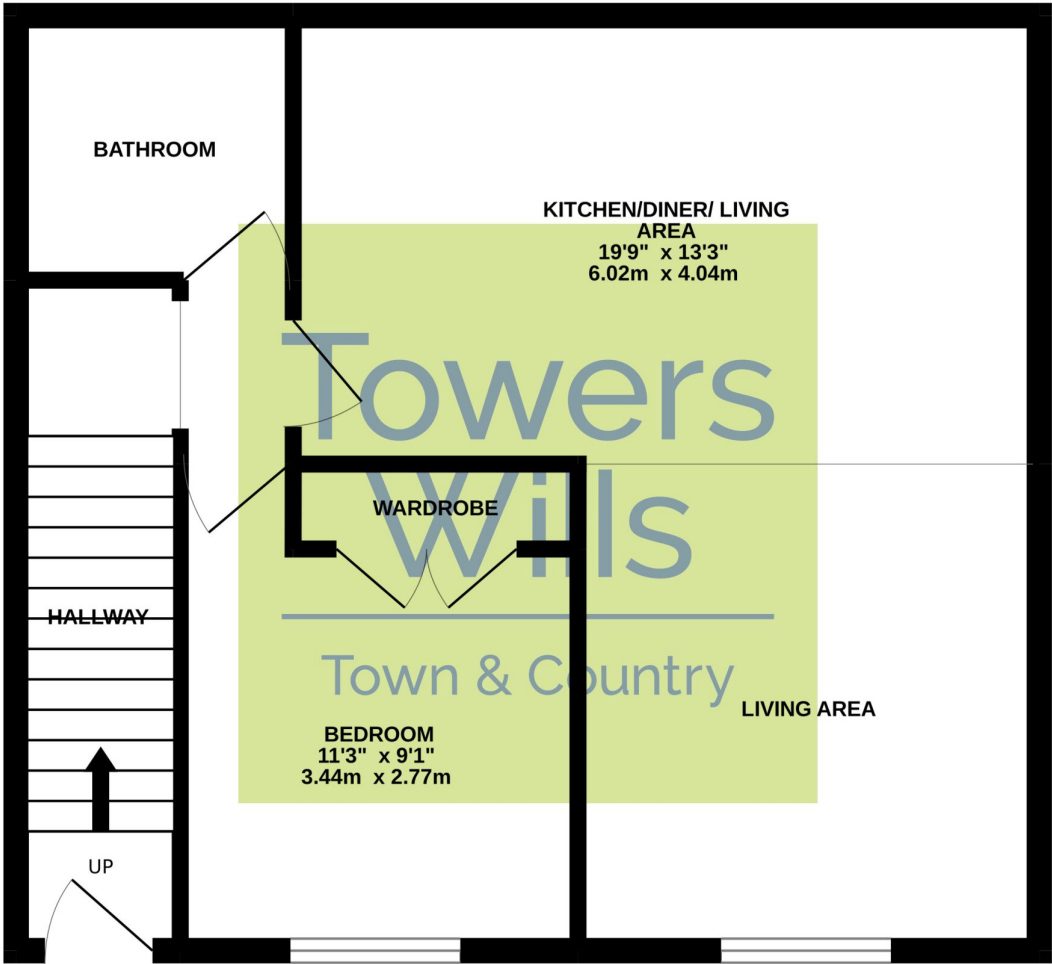
Ground Rent: £10 per year





# Floor Plan

## GROUND FLOOR



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