



English Homes



Flat 2 Hermes Place, Ilchester, YEOVIL, BA22 8JU

A ground floor 3 bed 2 living room leasehold flat with a share of the freehold. Garage, garden, parking. Gas central heating, uPVC double glazing but would now benefit from some refurbishment. The first floor flat is also available so the two would own the entire freehold, in which case the whole might be converted into a pair of semi detached houses and/or a further building constructed in the rear garden.

- Ground floor flat
- Gardens
- Development potential
- uPVC double glazing
- The flat above is also for sale
- 3 bedrooms & 2 receptions
- Ample parking
- Gas central heating
- Long lease with share of freehold

Guide Price £100,000

Agent's Note - leasehold / freehold 89'0" by 99'0" reducing to 35' approx

Our client is selling the entire freehold that comprises flats 1&2 together with gardens, a garage and extensive parking. The full plot measures about 0.14 acres and we feel that there is space to the rear to build another home if both flats were purchased together.

It may also be attractive to alter the building from a ground floor flat and a first floor flat into a pair of semi detached houses. These changes would naturally require SSDC permission.

Our client's solicitor is currently drawing up a new title plan to show revised boundaries for each flat and is drawing up a long lease for each with equal shares of the freehold to be run by a management company comprising only the new owners of the 2 flats.

We have been advised by a mortgage broker that until such time as the leases and titles are re-registered and the water supplies separated (gas and electricity are already), a mortgage is very unlikely to be granted other than a 'bridge to let/bridge to term' loan. We are not permitted to give financial advice so please look this up, it seems to apply only to established landlords with a portfolio.

FLAT TWO

ACCOMMODATION

A path from the drive leads to the double glazed uPVC front door opening to

KITCHEN 12'7" by 8'6" (3m 84cm x 2m 59cm)

Ample storage cupboards above and below roll edge worktops, sink, space and plumbing for gas cooker, tumble dryer, fridge/freezer. Wall mounted Worcester gas fired combi boiler, double glazed uPVC window to the rear, door to the main hall, opening to

DINING ROOM 9'0" by 8'7" (2m 74cm x 2m 62cm)

Fitted carpet, radiator, open plan to

SITTING ROOM 15'10" by 15'3" (4m 83cm x 4m 65cm)

Fitted carpet, uPVC bay window, feature fireplace, beamed ceiling

BEDROOM ONE 15'6" by 8'9" (4m 72cm x 2m 67cm)

Fitted carpet, radiator, double glazed uPVC window to the side, wardrobe

BEDROOM TWO 10'2" by 9'0" (3m 10cm x 2m 74cm)

Fitted carpet, radiator, double glazed uPVC window to the rear

BEDROOM THREE 9'0" by 6'10" (2m 74cm x 2m 8cm)

Fitted carpet, radiator, double glazed bay window to the front

BATHROOM 8'0" by 5'7" (2m 44cm x 1m 70cm)

The white suite comprises bath with shower over, close coupled WC, pedestal washbasin, radiator, double glazed uPVC window to the rear

OUTSIDE

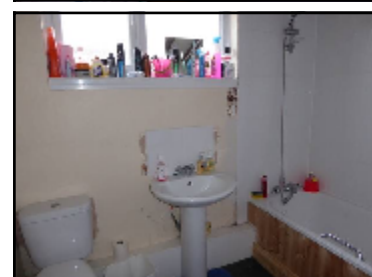
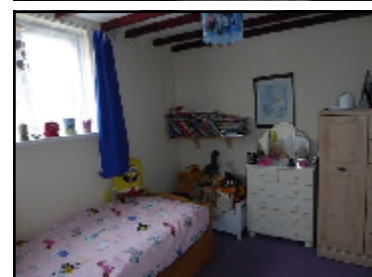
The overall plot measures approximately 0.14 acres, and is in the process of having the title split into two roughly equal parts. The downstairs flat benefits from having both a lawned, fenced garden and a gravel garden as well as a paved drive that would take 2 or 3 cars.

Amenities

Ilchester is a historic Roman town on the River Parrett boasting a wide range of amenities including shops, pubs, restaurants, a hotel / conference centre, garage/petrol station ... and even a site for the car boot sale! Very convenient to the Navy base at Yeovilton, well placed for Millfield School, the A303 and access to main roads and rail.

Energy Performance

EPC Band E with the potential for Band D



Directions

Coming into Ilchester from the Somerton (North) area, pass Ilchester Cheeses on the right then turn right at the roundabout. Left at Costcutters and follow the road to a T junction, turning left into Hermes Place. The property is at the end of a no through road indicated by an English Homes For Sale board

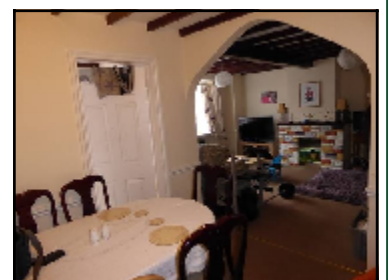
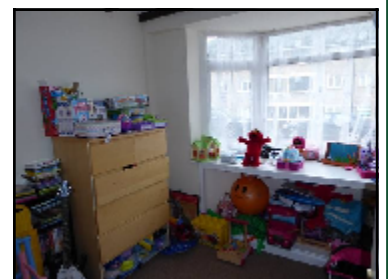
VIEWINGS BY APPOINTMENT

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