



HAMBLEDON
ESTATE AGENTS

**20 HOLLY COURT
WINCANTON
BA9 9FF**



£125,000

- ◆ **INVESTORS ONLY-TENANT IN SITU**
 - ◆ **7.2% GROSS ANNUAL YIELD**
 - ◆ **MODERN GROUND FLOOR FLAT**
- ◆ **DOUBLE BEDROOM ◆ LOUNGE/KITCHEN**
 - ◆ **BATHROOM ◆ DOUBLE GLAZING**
- ◆ **CAR PORT ◆ SMALL PRIVATE GARDEN**

20 Holly Court, Wincanton, Somerset, BA9 9FF.

BUY-TO-LET INVESTORS ONLY- This spacious one bedroom ground floor apartment presents an excellent investment opportunity, offered with a tenant already in situ and generating an immediate rental income of £750pcm.

The property currently provides a gross annual yield of 7.2%. Even after accounting for the service charge and ground rent, the investment still achieves a strong net return of approximately 6.71%, making it an attractive addition to any landlord's portfolio.

Ideally positioned within an attractive and well-maintained development, the apartment is just a short walk from a range of local amenities and further benefits from a sheltered car port and a small private garden.

Internally, the property is presented in excellent condition throughout and features a spacious open-plan living room and kitchen, a modern shower room, and a good sized double bedroom with fitted wardrobes. French doors from the bedroom provide direct access to the garden, enhancing the sense of space and natural light.

In summary, this is a superb opportunity for investors seeking a ready-made investment with a reliable income stream and a healthy ongoing return.

LOCATION: The town of Wincanton is an appealing South Somerset town bordering the counties of Dorset and Wiltshire. Local amenities including a Co-Op supermarket, butcher, bakery, fruit and veg and whole foods shop, Morrisons, Lidl, Health Centre, Post Office, library, cafes, eateries and sports centre with gym and swimming pool. The town has a thriving community with an active library as well as a community centre at the Balsam Centre which has a busy schedule of classes and groups. The town is a 10 minute drive from the fantastic offerings of Bruton including the Hauser & Wirth Art Gallery and Roth Bar & Grill, 10 minutes from the impressive highly-regarded Newt Hotel, 15 minutes from the pretty market town of Castle Cary and 20 minutes from the attractive Dorset town of Sherborne. It is also close to the A303 for an easy drive to/from London (approx 2 hours drive) and Berry's coaches which operates a twice daily service to London. Other local attractions are a number of National Trust properties including Stourhead and approximately an hour's drive from the beautiful Dorset coastline featuring some of the best beaches in the country. There is a Waitrose 10 minutes away in Gillingham or at Sherborne and an excellent local farm shop and restaurant at Kimbers (5 minutes away). There is also the renowned Wincanton racecourse, Cale Park with children's play area, skatepark, café, and pretty River Cale which runs through to the countryside behind Loxton House.

ACCOMMODATION

Communal front door giving access to three flats with entry phone system and door to:

LIVING ROOM/KITCHEN: 16'9" x 13'2" (narrowing to 11'1") A modern open plan room with dual aspect double glazed windows to front and side aspects, wall mounted Haverland electric heater, wood effect flooring, coved and smooth plastered ceiling, electric trip switches, bracket for wall mounted television, television aerial point. Stylish Kitchen Area comprising inset Quartz sink unit with mixer tap and cupboard below, further range of white gloss fronted wall, drawer and base units with solid wood block work surface over, built-in electric oven with inset ceramic hob and extractor above, integrated fridge, washer dryer, five LED downlighters and door to:

INNER HALLWAY: Shoe and coat storage.

BEDROOM 1: 9'1" x 8'6" (to front of wardrobe) A double bedroom with wall to wall mirror fronted wardrobes, wall mounted Haverland electric heater, coved and smooth plastered ceiling, wood effect flooring and French doors to rear garden.

SHOWER ROOM: Shower cubicle, low level WC, heated towel rail, vanity wash basin unit, bathroom cabinet over with integrated light, double glazed window to rear aspect, smooth plastered ceiling with extractor and door to large airing cupboard housing hot water tank with immersion heater and shelf over for linen.

OUTSIDE

To the front there is a car port allocated to the flat and a side gate gives access to the rear garden. A small courtyard style garden with a paved patio and an area of loose stones, ideal for pots and tubs.

SERVICES: Mains water, electricity, drainage and telephone all subject to the usual utility regulations.

TENURE: Leasehold: 125 years from 29th September 2006. 105 years remaining.

COUNCIL TAX BAND: B

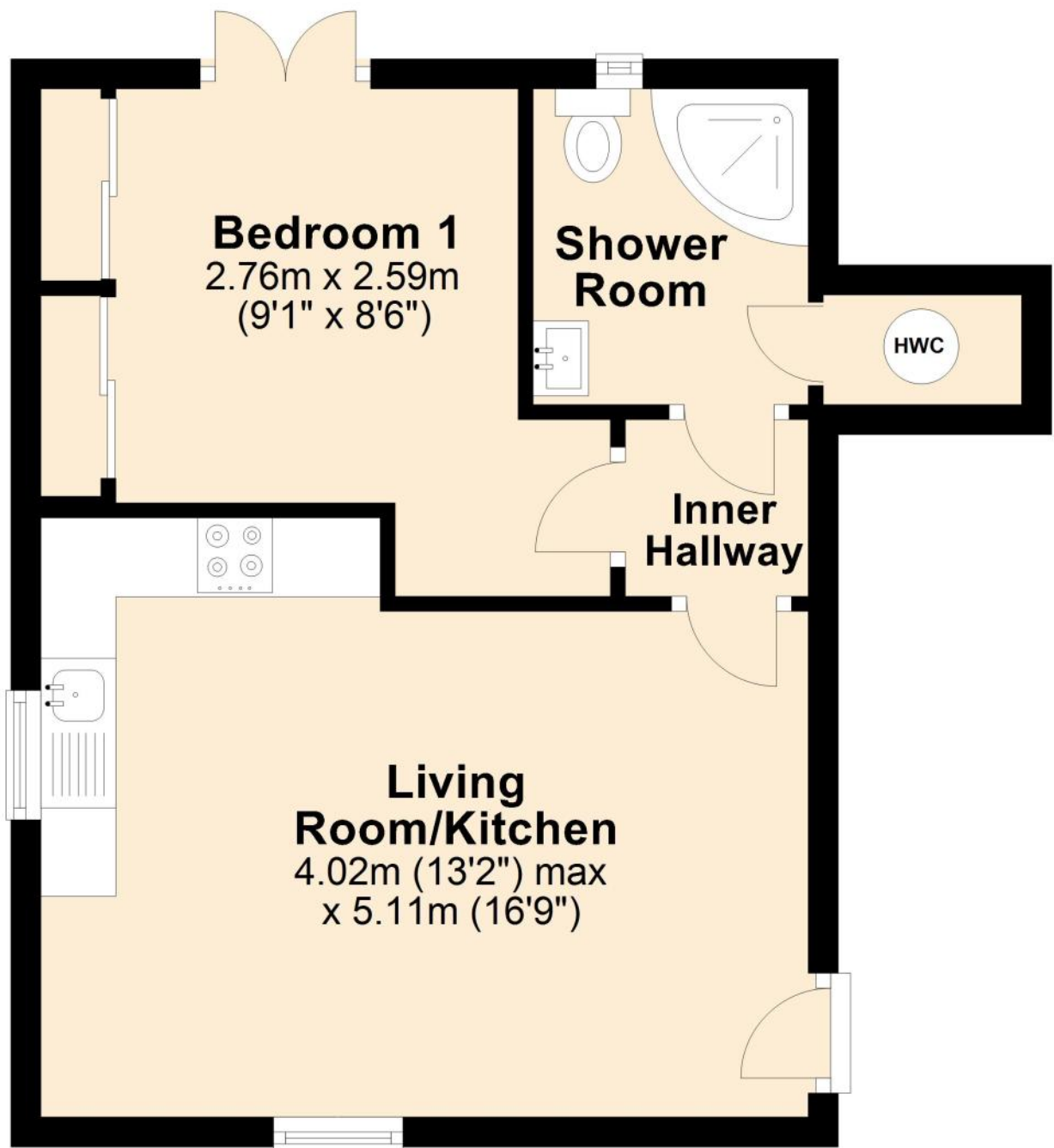
SERVICE CHARGE: Currently £507.90 per annum. Building insurance included within the service charge.

GROUND RENT: £100 per annum

VIEWING: Strictly by appointment through the agents.

Important notice: Hambledon Estate Agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings therefore room sizes should not be relied upon for carpets and furnishings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 36.2 sq. metres (389.5 sq. feet)



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Important Note: For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The particulars do not constitute, or form part of, an offer or a contract. No responsibility is taken for any error, omission or mis-statement in these particulars. Hambleton do not make or give whether in these particulars, during negotiation or otherwise, any representation or warranty whatsoever in relation to this property.

