



English Homes



Flat 1, Hermes Place, Ilchester, YEOVIL, BA22 8JU

A first floor 2 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 ground 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.

- First floor flat
- Development potential
- Garage and ample parking
- uPVC double glazing
- Vacant, no onward chain
- 2 bedrooms & 2 receptions
- Gardens
- Gas central heating
- Leasehold with share of freehold
- The other flat is for sale too

Guide Price £100,000

Agents 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 ONE first floor

ACCOMMODATION

Approached via steel external stairs the uPVC front door opens to the carpeted entrance hall with doors leading to

BEDROOM ONE 12'10" by 9'0" (3m 91cm x 2m 74cm)

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

BEDROOM TWO 10'0" by 8'7" (3m 5cm x 2m 62cm)

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

SITTING ROOM 15'9" by 11'7" (4m 80cm x 3m 53cm)

Fitted carpet, fireplace, radiators, double glazed uPVC windows to two aspects, opening to

DINING ROOM 16'0" by 10'2" (4m 88cm x 3m 10cm)

Fitted carpet, closed fireplace, radiator, double glazed uPVC window to the front, loft access

KITCHEN 12'0" by 5'6" (3m 66cm x 1m 68cm)

Fitted with a range of cupboards, worktop, space and plumbing for cooker, washing machine and fridge. Double glazed uPVC window to the rear. We understand that under the floorboards beneath the fridge are the remains of an old internal staircase to the dwelling below. Wall mounted Worcester combi boiler providing gas central heating and domestic hot water

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 upstairs flat benefits from having a garage as well as garden areas, and a paved drive that would take 4 or 5 cars.

Amenities

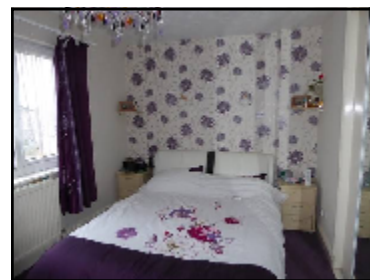
Ilchester is a historic Roman town on the River Parrett boasting a wide range of amenities including shops, pubs, restaurants, a hotel / conference centre, garage/petrol station ... and even a site for the car boot sale! Very convenient to the Navy base at Yeovilton, well placed for Millfield School,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

EPC

Band D with the potential for band C

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



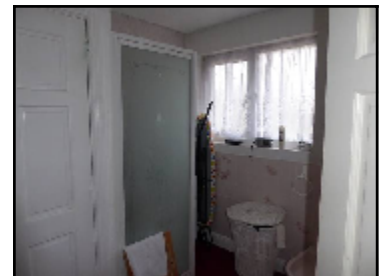
VIEWINGS BY APPOINTMENT

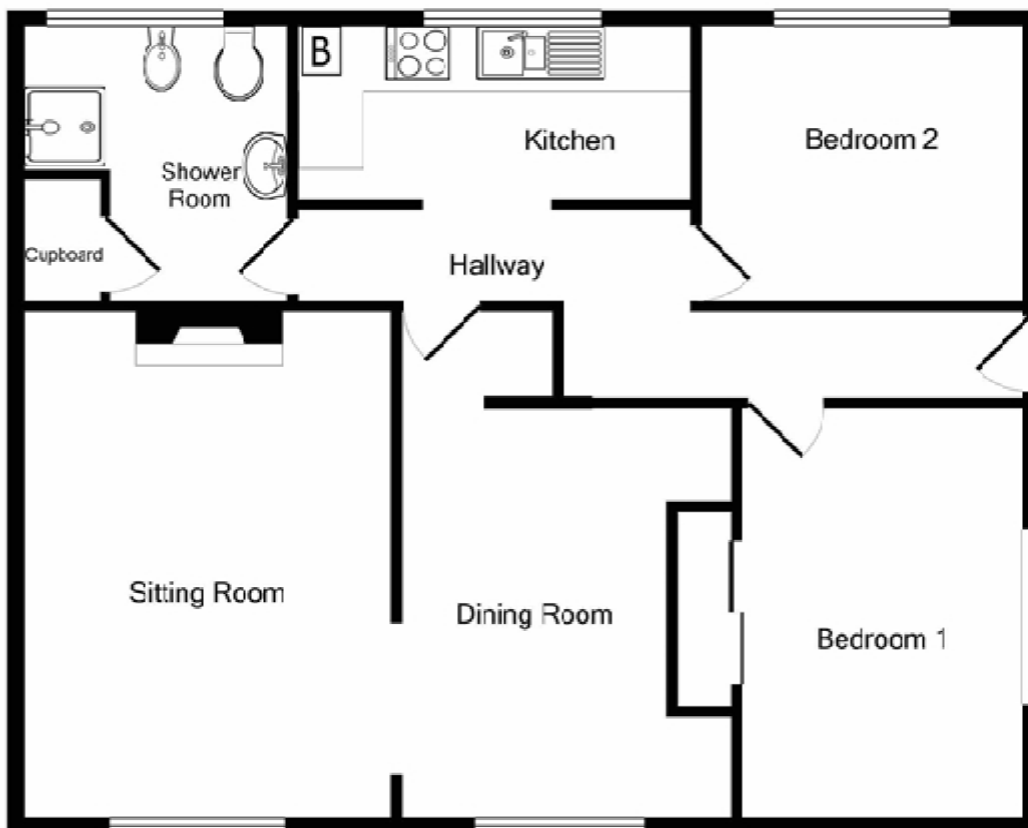
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