



Church Street, Wincanton, Somerset, BA9

Guide Price: £290,000

Leasehold

Church Street Wincanton, Somerset, BA9

 6  3  1,841 sq ft

Six-Bedroom HMO Generating £44,700 Annually

Attractive 14.9% Gross Yield

Excellent Town-Centre Location

Fully furnished and in Excellent Decorative Order

Full Maintenance History Available

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ABOUT THE PROPERTY

An excellent opportunity to acquire a well-presented six-bedroom House in Multiple Occupation, ideally suited in the heart of Wincanton town centre and offered for sale with tenants in situ. The property currently generates an annual income of £44,700, representing an attractive gross yield of 14.9%, making this an appealing investment opportunity for both established landlords and those looking to expand their property portfolio.





ACCOMMODATION

The property is maintained to an excellent decorative standard and is being sold fully furnished, providing a straightforward investment opportunity with established tenants in place. A full maintenance history is also available, offering further reassurance for a prospective purchaser.

The accommodation is arranged over three levels, with the entrance on the ground floor and the accommodation extending across the first and second floors. The property provides six double bedrooms, together with a well-equipped communal kitchen, one bathroom, two separate shower rooms and two additional WC facilities. The property benefits from gas-fired central heating, with the accommodation thoughtfully arranged to provide comfortable and practical living for its occupants.

GROUND FLOOR

The property is entered directly into the entrance area, where the staircase rises to the first floor and the fire alarm control panel is conveniently positioned.

FIRST FLOOR

First Floor The first-floor landing provides access to four double bedrooms, the communal kitchen, bathroom, separate WC and shower room, together with stairs rising to the second floor. Each of the four bedrooms is a comfortable double room benefiting from a fitted and/or freestanding wardrobe and additional furnishings. The communal kitchen is positioned to the rear of the property and is fitted with white wall and base units complemented by wood effect work surfaces. There is a four-ring gas hob with electric oven and grill, together with two fridge freezers, a washing machine and tumble dryer. A freestanding breakfast bar provides a useful area for informal dining. The spacious bathroom is fitted with a bath with shower over, WC and wash basin, together with a stainless-steel heated towel rail and obscured windows to the rear. A further shower room and separate WC with basin provides additional facilities.

SECOND FLOOR

The second-floor houses two further double bedrooms, each benefitting from two Velux windows which provide good natural light. A further shower room serves this floor alongside a separate WC and basin.



LOCATION

Once an old Coaching Inn, this property occupies a particularly convenient position within Wincanton town centre, with local shops, amenities and facilities readily accessible on foot. On-road parking is available nearby, adding further practicality for both residents and prospective tenants.

Wincanton is a small Somerset town lying just north of the A303 and offers a range of day-to-day facilities including doctors’ surgery, post office, library, schools, independent shops and two supermarkets. It is approximately six miles from the main-line railway stations at Gillingham and Templecombe with services to London, Waterloo and Exeter. A few miles to the north are Castle Cary and Bruton, which are on the London Paddington line and the much-improved A303, which links with the M3, is literally minutes away and provides east-west road travel. Wincanton is a typical Somerset town close to many delightful villages and places of interest such as the Abbey town of Sherborne, the Cathedral City of Salisbury and the ancient hilltop town of Shaftesbury. The larger town of Yeovil is approximately 15 miles distance.

Management Company: TBC

Annual Ground Rent: Nil

Current Buildings Insurance Cost: £75pm

What3Words///statement.wrenching.shorthand



ADDITIONAL INFORMATION

Tenure: Leasehold term of 999 years from 1st January 1986 (approx. 959 years remaining).

Council Tax Band: C

Local Authority: Somerset

Services: Gas Central Heating, Mains Water, Mains Drainage, Electricity and Telephone all subject to the usual utility regulations.

Broadband & Mobile: Coverage for this property can be checked at: www.ofcom.org.uk/phones-and-broadband

Flood Check: www.gov.uk/check-flooding

Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	43 E	
21-38	F		
1-20	G		

VIEWING

Strictly by appointment with the agents at KingsLand Property.

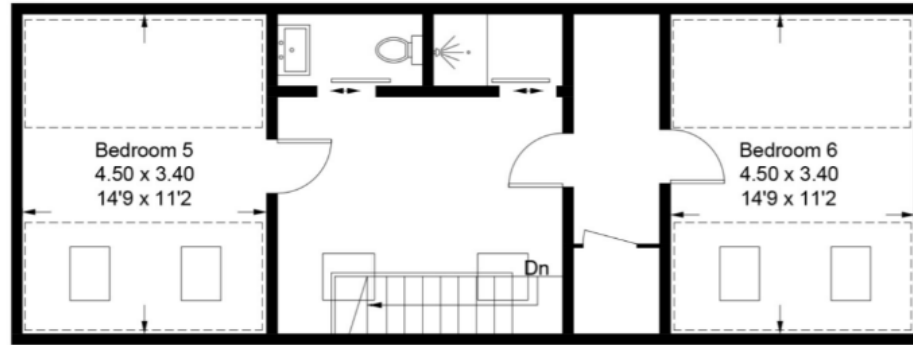
Tel: 01963 34455

Email: sales@kingslandproperty.com

8 Church Street, Wincanton, Somerset, BA9

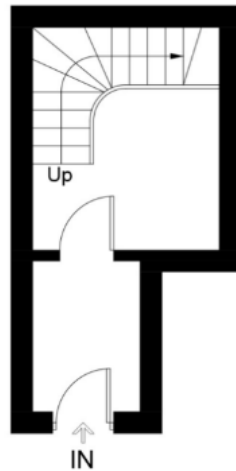
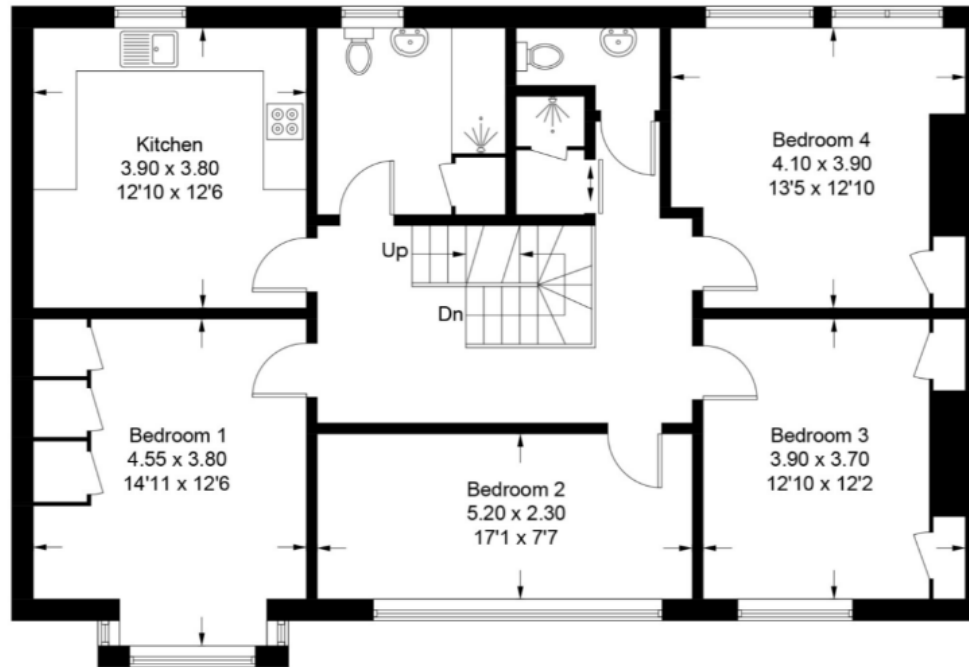
Approximate Area = 1841 sq ft / 171 sq m

For identification only—Not to scale



Second Floor

 = Reduced headroom below 1.5m / 5'0



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KingsLand
Property & Land Agents

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Registered in England.

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.