



Bristol Road
Bridgwater, TA6 4BN

Asking Price £290,000

Tamlyns

PROPERTY DESCRIPTION

INVESTMENT OPPORTUNITY A four bedroom HMO situated on Bristol Road, providing easy access to local amenities and HPC pick up points. To include furnishings. EPC rating D.

Local Authority

Council Tax Band: B

EPC Rating:

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON
THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01278 454500

house.sales@tamlyns.co.uk



PROPERTY DESCRIPTION

Entrance Hall

Communal Living Room

12'5" x 11'7" (3.78 x 3.53)

Ground Floor Bedroom

13'3" x 9'6" (4.04 x 2.90)

Kitchen

14'3" x 7'9" (4.34 x 2.36)

Ground Floor Shower Room

7'6" x 6'11" max (2.29 x 2.11 max)

First Floor Landing

Bedroom

12'6" x 9'9" (3.81 x 2.97)

Bedroom

13'2" x 9'7" (4.01 x 2.92)

Bedroom

13'10" x 8'0" (4.22 x 2.44)

First Floor Shower Room


9'1" x 4'11" (2.77 x 1.50)

Tenancy Details

Currently two assured shorthold tenancy agreements, one at £165 per week, one at £185 per week; to include council tax, water charges and service charges.

PLAN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Plans - All measurements wall, doors, windows, fittings and appliances their sizes and location are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and all approximate.

