

Bath Road —£190,000 Freehold

Linda Saunders | Estate Agents



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80 Bath Road Bridgwater TA6 4PL

This is a wonderful opportunity to acquire this very well presented three bedroom traditional home which has undergone recent updating and is currently run as an HMO. It can continue to be operated as an HMO or easily reverted to a family home. The current rent is £150 per week per room but has the scope to be increased to £165 per room per week. The property is conveniently situated close to local schools and shops and is a popular residential area which provides easy access to the town centre.

The property is spread over three floors and briefly comprises; kitchen, separate lounge, dining room, three bedrooms and modern bathroom. The property further benefits from gas central heating, PVCu double glazing. The property has recently had the roof replaced. There is a small courtyard style garden. In all, this property represents a wonderful opportunity to acquire either a family home or an HMO investment. It is in good order throughout. An early inspection is advised.

ACCOMMODATION (All measurements are approximate)

Hallway: PVCu entrance door, grey oak effect flooring, radiator, smoke alarm, door to lounge.

Dining Room: Stairs to first floor, television point, radiator, and carpet as fitted.

Lounge: PVCu double glazed window to front aspect, built in shelving either side of the chimney breast, radiator and carpet as fitted.

Kitchen: 12' 04" x 08' 0" (3.76m x 2.44m). Refitted with a range of base and wall units with roll top work surfaces, space for fridge freezer and washing machine, inset stainless steel sink and drainer, fitted

electric oven with ceramic hob with extractor over, tiled splashbacks and PVCu double glazed door and window opening onto the courtyard garden.

FIRST FLOOR

Landing: Smoke alarm, doors to all first floor rooms and staircase to second floor.

Bedroom One: 13' 02" x 08' 10" (4.01m x 2.69m). PVCu double glazed window to front aspect, radiator, and carpet as fitted.

Bedroom Two: 13' 1" x 7' 3" (3.98m x 2.21m). PVCu double glazed window to rear aspect, radiator and carpet as fitted.

Bathroom: Refitted with a modern white four piece suite comprising; low level WC, pedestal wash hand basin, panelled bath and separate shower cubicle with mains shower over, fully tiled walls, radiator, and vinyl flooring.

SECOND FLOOR

Bedroom Three: 13' 02" x 12' 04" (4.01m x 3.76m). Velux double glazed window to rear aspect, radiator and carpet as fitted.

OUTSIDE

The rear courtyard garden is a useful space and is laid to decking.

Agents Note: These are preliminary details as we are awaiting their approval by our vendor. Current gross annual income is £23,400 with scope to increase. If you are interested in this property as an HMO you must discuss this with us prior to travelling to view.

Council tax band: **A**

Local authority reference number **6005700800**

EPC Rating: **D 66**

Services: Mains water, drainage, electricity and gas.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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FREE Market Appraisal

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VIEWING

Strictly by appointment through our office in Bridgwater.

The mention of any appliances and/or services within these sales particulars does not imply that they are in full efficient working order

All measurements are approximate. Fixtures and fittings other than those mentioned above to be agreed with the seller.

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