



FOR SALE
with vacant possession – House in Multiple Occupation (HMO)
OIEO £425,000

27 Wembdon Road, Bridgwater, Somerset, TA6 7DJ

**Chesters
Harcourt**

EXECUTIVE SUMMARY

- House in Multiple Occupation (HMO)
- 8 Bedrooms + staff office, reception room and kitchen
- Planning history - 08/22/00015 LE.
- Council Tax – Band D
- EPC Rating – D
- Large car park to the rear
- Substantial rectangular plot of circa 0.18 acres
- Town centre location on main arterial road
- Fully licensed with extensive certified fit out



THE SITE

Formerly a bed and breakfast (B&B) and is now a House in Multiple Occupation (HMO). A spacious, traditional, semi-detached property, likely dating back to around 1905 with 8 bedrooms across 3 floors. Large, enclosed rear garden and ample of off road parking to the rear of the property. In all some 0.18 acres, a floor plan is provided.

LOCATION

Wembdon Road is located in Bridgwater, Somerset. It is situated in a residential area, close to Westover Green School with excellent access to Bridgwater town centre from the property, close to the M5 and mainline rail link.



PLANNING

Planning permission was granted for the change of use and conversion of 7 bed B&B to an 8-bed house in multiple occupation (HMO). More information can be found using the planning application number 08/22/00015 LE.

Floor	GIA (m2)	GIA (sq ft)
Ground Floor	122.05	1,313.73
1 st Floor	80.1	862.18
2 nd Floor	74.04	796.95
TOTAL	276.19	2,972.86



INFORMATION PACK

An electronic information pack is available by contacting the agents. If there is further information which would be helpful to assist you then please do not hesitate to contact the Agents.

TENURE

The property is to be sold freehold

EPC RATING

D

COUNCIL TAX BAND

D

VAT

VAT is not payable on the sale price

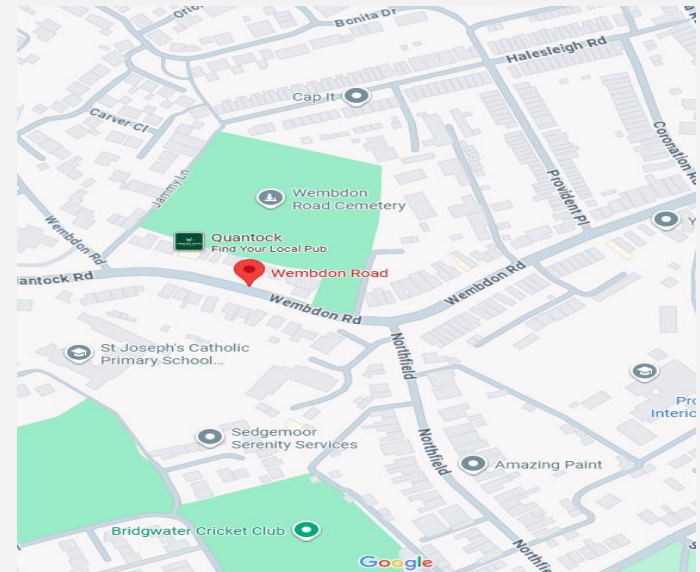
CONTACT

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