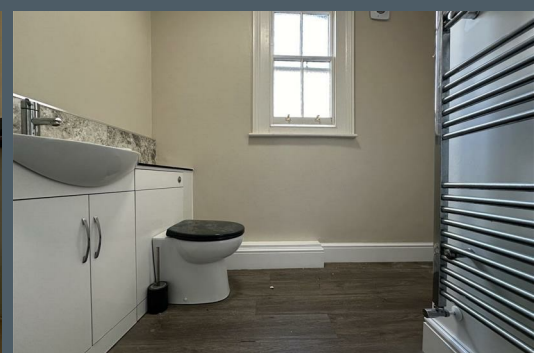
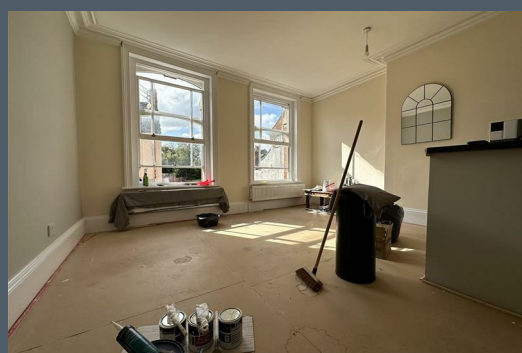
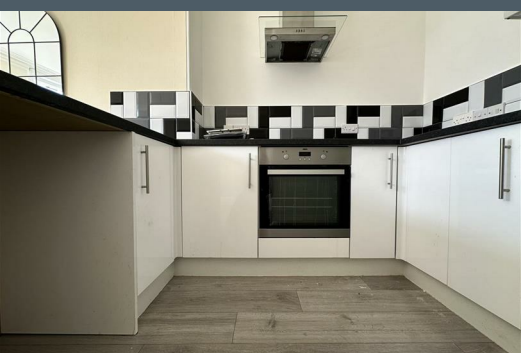


# LAUREL & WYLDE

E S T A T E   A G E N T S



**10A, B & C St. Mary Street, Bridgwater, Somerset TA6 3LT**  
**£260,000**

\*\*\* FABULOUS 'WHOLE BUILDING' OPPORTUNITY \*\*\* BRIDGWATER TOWN CENTRE \*\*\* POTENTIAL INCOME OF AROUND £2,400 P/A AND / OR 11% YIELD \*\*\* TWO X TWO BEDROOM FLATS AND A LARGE GROUND FLOOR COMMERCIAL OPPORTUNITY \*\*\* OFFERED WITH FULL VACANT POSSESSION \*\*\*

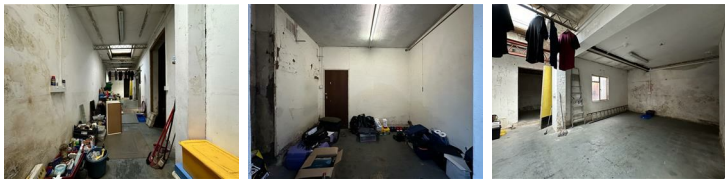
**Commercial A**



**Lounge**



**Kitchen**



**Bedroom One**



**Bedroom Two**



**Flat B Entrance Hall**



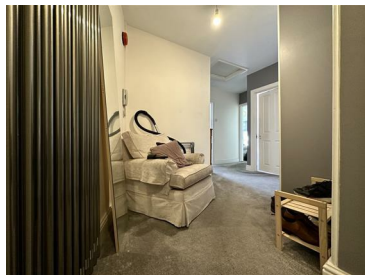
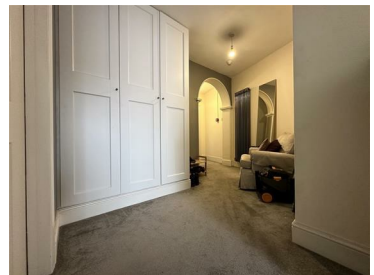
Family Bathroom



Bedroom One

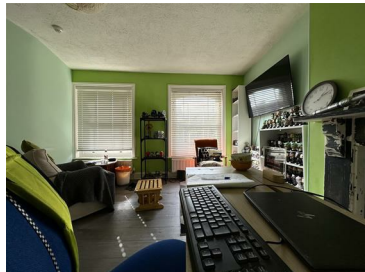


Flat C Entrance Hall

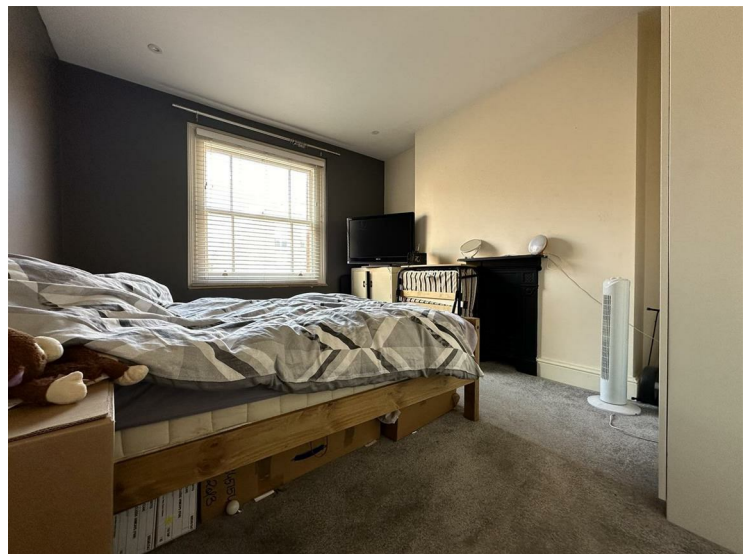


Lounge

Bedroom Two



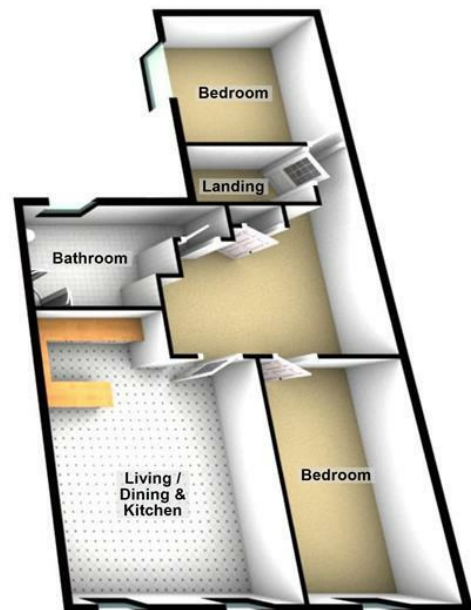
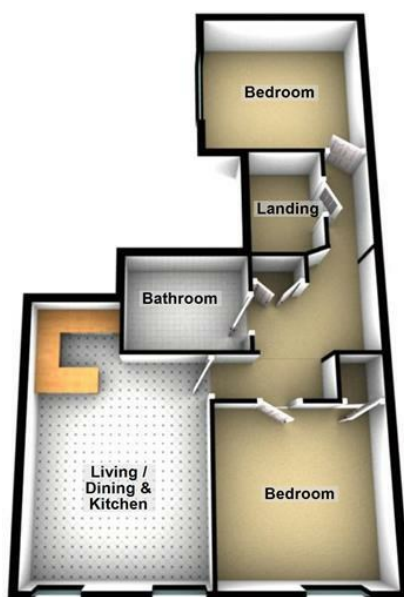
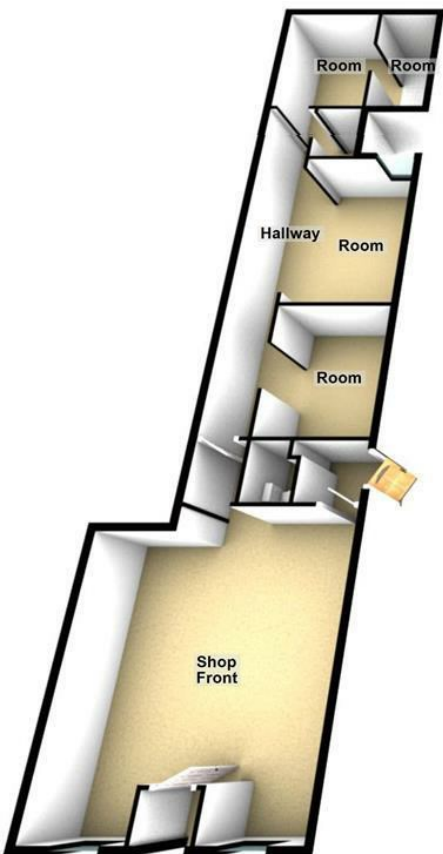
Kitchen



Family Bathroom



**Ground Floor**  
Approx. 240.2 sq. metres (2586.0 sq. feet)



Total area: approx. 240.2 sq. metres (2586.0 sq. feet)

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		