



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. Generating a gross yield of approximately 13%. 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](mailto: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 four assured shorthold tenancy agreements, each at £185 per week; to include council tax, water charges and service charges. Yield 13%.

# PLAN



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 	

## 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.

