

42 Sunnybank Road Bridgwater, Somerset, TA6 6JJ

Brightest move

Brightest move

£240,000







Brightestmove are delighted to offer for sale this investment opportunity which is situated on the Southside of Bridgwater.

The house is presently a four bedroom HMO generating a gross income of £23,088 per annum.

In addition planning permission has recently been granted for a three bedroom house to be built on the site of the existing annexe (and garage) which is to be demolished.

Full planning permission has been granted under reference number 08/21/00039.

Sunnybank is situated within half a mile of the local shops with a wider range of amenities in the town centre of Bridgwater which is approximately a mile away.







Bridgwater is an emerging town situated in the heart of the borough of Sedgemoor and within 11 miles of Taunton and 38 miles of Bristol. The town which is famed for its annual carnival is a thriving place with many new jobs being created in recent years.

For more information or an appointment to view please contact the vendors sole agents.

SERVICES: Mains gas, electricity, water and drainage HEATING: Gas fired central heating system TENURE: Freehold COUNCIL TAX BAND: B

GROUND FLOOR

CONSERVATORY

UTLITY ROOM

DINING ROOM

KITCHEN

SHOWER ROOM ONE

BEDROOM ONE

ENTRANCE ALL



ANNEXE



1ST FLOOR

Sitting Room 10' 11" x 8' 11" (3.33m x 2.72m)

Conservatory 9' 08" x 8' 08" (2.95m x 2.64m)

Kitchen 9' 06" x 8' 11" (2.9m x 2.72m)

Utility Room 7' 04" x 6' 06" (2.24m x 1.98m)

Room One (Ground Floor) 15' 05" x 10' 08" (4.7m x 3.25m) (including ensuite)

Room Two 9' 07" x 7' 07" (2.92m x 2.31m) (including bulkhead)

Room Three 14' 11" x 10' 09" (4.55m x 3.28m) (including ensuite)

Room Four 12' 04" x 8' 09" (3.76m x 2.67m) (excluding ensuite)

Garage 15' 06" x 9' 0" (4.72m x 2.74m)

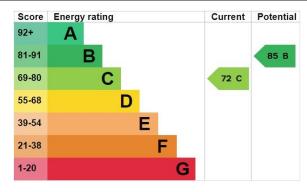
Annexe:

Room 11' 09" x 7' 09" (3.58m x 2.36m)

Kitchen 11' 02" x 7' 11" (3.4m x 2.41m)

Shower Room 6' 08" x 5' 04" (2.03m x 1.63m)

Approximate Total Floor Area 95 Square Metres



No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. CMH Southwest limited trading as Brightest Move and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of CMH Southwest limited trading as Brightest Move or the vendors. CMH Southwest limited trading as Brightest Move and the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and control or ordering carpets, equipment, etc. This property sheet forms part of our database, and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.