



42 Sunnybank Road
Bridgwater, Somerset, TA6 6JJ

Brightest move

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£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



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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