



1 Priory Close , Cannington
Bridgwater, Somerset, TA5 2JZ

Brightestmove

Brightest move

£230,000



INVESTMENT BUYERS ONLY

Brightestmove are delighted to offer for sale this four bedroom HMO which is situated in the popular village of Cannington and approximately 5 miles from Hinkley Point .

This property is being sold with tenants in situ @ £2300 per calendar month which gives a gross yield of approximately 12% .
The double glazed and centrally heated accommodation briefly comprises hallway , kitchen / diner, utility room , conservatory and bedroom to the ground floor . There are three further bedrooms and a shower room upstairs.

Externally there is an open plan garden to the front and an enclosed garden to the side and rear.



The village of Cannington offers a good range of amenities including a butcher, baker, garage, village shop, church and several public houses.

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

SERVICES: Mains electricity, gas, water and drainage

HEATING: Gas central heating

TENURE: Freehold

COUNCIL TAX BAND: B



Kitchen / Diner 18' 05" x 8' 04" (5.61m x 2.54m)

Conservatory 8' 06" x 8' 04" (2.59m x 2.54m)

Utility room 10' 07" x 7' 10" (including WC) (3.23m x 2.39m)

Bedroom One 14' 08 9 max) " x 12' 0 (excluding recess)
" (4.47m x 3.66m)

Bedroom Two 11' 11" x 10' 0" (3.63m x 3.05m)

Bedroom Three 11' 07" x 8' 05" (3.53m x 2.57m)

Bedroom Four 8' 10 (max) " x 8' 04 (max) " (2.69m x 2.54m)

Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

Not energy efficient - higher running costs

Current	Potential
	85
67	

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