



47 Cranleigh Gardens
Bridgwater, Somerset, TA6 5JS

Brightestmove

Brightest move

£265,000



Brightestmove are delighted to offer for sale this licensed HMO which is being sold with tenants in situ. This six bedroom property is let through ourselves @ £3575 per calendar month which produces a gross yield of approximately 15% .

The licence is valid until 26/07/2027 and bedroom furniture and appliances are included . Please note this does not include additional appliances or furniture that the tenants have purchased .

The double glazed and centrally heated accommodation briefly comprises entrance vestibule, living room, kitchen/ diner , utility room ,shower room/ WC and one bedroom to the ground floor . There are three bedrooms , bathroom and shower room on the first floor with two further bedrooms (one with en suite shower room) on the second floor . Cranleigh Gardens is conveniently situated for the Hinkley Point pick up and close to a range of convenience stores and take aways with a wider range of amenities in the town centre which is within half a mile .



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.

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SERVICES: Mains gas, water, drainage & electricity HEATING: Gas central heating system

TENURE: Freehold

COUNCIL TAX BAND: B

EPC: BAND D



Living Room 12' 11" x 11' 06 (excluding bay) " (3.94m x 3.51m)

Kitchen 15' 0" x 8' 02 (excluding bay) " (4.57m x 2.49m)

Bedroom One 10' 04 (max) " x 7' 06 (into eaves) " (3.15m x 2.29m)

Bedroom Two 9' 01" x 8' 02" (2.77m x 2.49m)

Bedroom Three 12' 05" x 8' 02" (3.78m x 2.49m)

Bedroom Four 12' 04" x 9' 02" (3.76m x 2.79m)

Bedroom Five 10' 07" x 8' 02" (3.23m x 2.49m)

Bedroom Six 12' 04" x 9' 01" (3.76m x 2.77m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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