



Hamp Brook Way –£215,000 Freehold

Linda Saunders | Estate Agents



38 Hamp Brook Way
Bridgwater
TA6 6LA

FOUR ROOM HMO. This is a wonderful opportunity to acquire a four room HMO (House of Multiple Occupancy) which has been rented as a family home since the lockdowns but retains fire doors, self closers, smoke detectors etc. Only some minor updating is required to bring it up to specification again so is almost ready to generate income in the region of £150 per week, per room. That would provide a gross annual income of £31,200.

The property briefly comprises; kitchen/diner, utility/storeroom, WC, and one bedroom to the ground floor and three further bedrooms, a communal room and a bathroom to the first floor. Night Storage Heaters provide heating. There is an open plan front garden and off-road parking at the rear. The HPC bus pick up point is an approximate 10-minute walk. We currently manage three other virtually identical HMOs in this area which enjoy 100% occupancy. Please contact us for more information. Retirement forces sale.

ACCOMMODATION (All measurements are approximate)

Hallway: Stairs rising to first floor landing, under stairs cupboard, night storage heater, smoke alarm, doors to lounge and kitchen/diner.

Guest WC: Window to front aspect, low level WC and wash hand basin.

Bedroom ONE: (5.63m x 2.98m). PVCu double glazed window to front aspect, night storage heater, and laminate flooring.

Kitchen/diner: (4.78m x 2.98m). Fitted base and wall units with roll top work surfaces, space for fridge freezer, inset stainless steel sink and drainer, cooker space, sace and plumbing for washing machine, night storage heater and vinyl flooring.

Utility: A versatile room currently used as a utility with space for tumble dryer and washing machine and further fridge freezers. PVCu door and windows to rear garden.

FIRST FLOOR

Landing: Loft access, smoke alarm, doors to all first floor rooms.

Bedroom Two: (2.72m x 2.48m). PVCu double glazed window to front aspect, night storage heater and carpet as fitted.

Bedroom Three: (2.20m x 3.42m). PVCu double glazed window to front aspect, night storage heater and carpet as fitted.

Bedroom Four: (3.78m x 2.69m). PVCu double glazed window to rear aspect, night storage heater, and carpet as fitted.

Communal Area: (3.07m x 2.03m). PVCu double glazed window to rear aspect, night storage heater, and carpet as fitted.

Bathroom: Fitted with a modern white three-piece suite comprising; low level WC, pedestal wash hand basin, panelled bath with wall mounted mains shower over, tiled walls, and vinyl flooring.

OUTSIDE

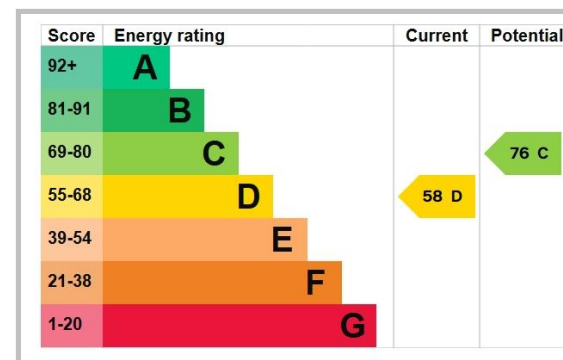
The front garden is open plan. The rear garden is enclosed, and the double gates provide vehicular access.

Agents Note: These are preliminary particulars as we are awaiting their approval by our vendor. All services are mains supplied.

Council tax band: **A**

Local authority reference number **608500380**

EPC Rating: **D 58**



These particulars have been prepared for prospective purchasers only. They are not part of an offer or contract. While some descriptions are inevitably subjective, and information is given in good faith, they should not be relied upon as a statement or representation of fact.

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VIEWING

Strictly by appointment through our office in Bridgwater.

The mention of any appliances and/or services within these sales particulars does not imply that they are in full efficient working order

All measurements are approximate. Fixtures and fittings other than those mentioned above to be agreed with the seller.

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