



GIBBINS RICHARDS 
Making home moves happen

17 Ashleigh Avenue, Bridgwater TA6 6AU
£400,000

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Fully Licensed Six Bedroom HMO | No Onward Chain | Vacant & Furnished | Further Potential STPP

A fully licensed six bedroom HMO, offered for sale with no onward chain, currently vacant and presented in immaculate condition throughout. The property is being sold with furniture in situ, offering an excellent opportunity for an investor seeking a ready-to-let investment property in a convenient Bridgwater location.

This substantial mid-terraced home provides well-arranged accommodation over its floors, with six bedrooms and shared living facilities. The property benefits from gas central heating, rear access and a high standard of presentation, allowing a buyer to focus on re-letting and operational setup rather than immediate refurbishment. Positioned within walking distance of local shops, amenities and everyday facilities, the property is well placed for occupiers requiring convenient access into Bridgwater. There may also be scope for further potential, subject to the necessary planning permissions, consents and licensing requirements.

Tenure: Freehold / Energy Rating: D / Council Tax Band: C

Ashleigh Avenue is conveniently positioned within Bridgwater, within walking distance of local shops, amenities and everyday services. Bridgwater town centre, supermarkets, transport links and wider road connections are also readily accessible, making this an attractive location for tenants and investors alike.

Total floor area - 2044 sq.ft. (189.9 sq.m.) approx.

Six bedroom licensed HMO investment property

Furniture in situ

Well presented and ready for occupation

Gas central heating

Rear access

Convenient Bridgwater location

Potential to enhance or reconfigure, subject to planning, licensing and required consents



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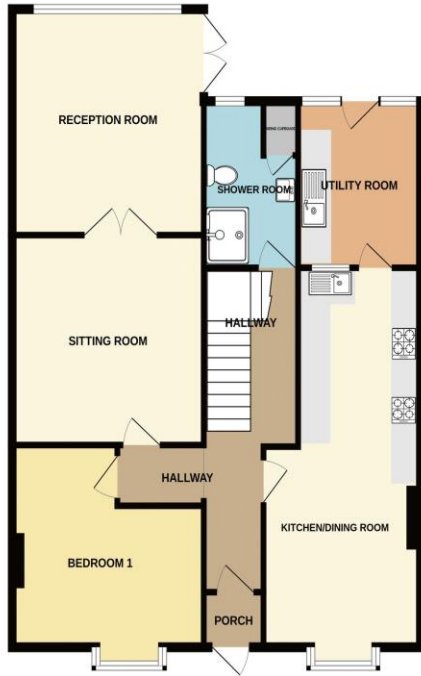
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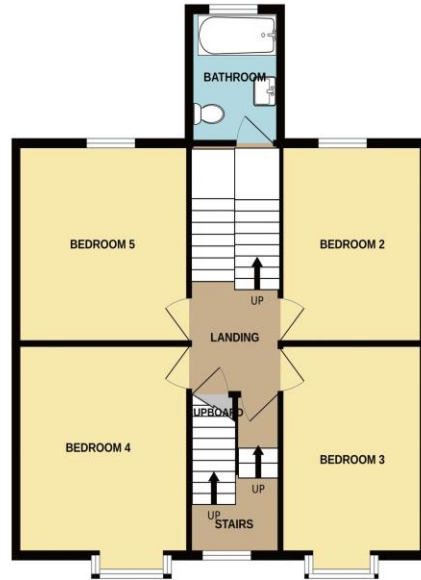
Entrance Porch	Door to;
Entrance Hall	Stairs to first floor.
Kitchen/Dining Room	27' 11" x 12' 2" (8.5m x 3.7m) (including front aspect bay window).
Utility Room	8' 6" x 7' 10" (2.6m x 2.4m) Access to garden.
Bedroom 1	12' 6" x 11' 10" (3.8m x 3.6m) Front aspect bay window.
Sitting Room	12' 6" x 11' 10" (3.8m x 3.6m) French doors to reception room.
Reception Room	14' 1" x 11' 2" (4.3m x 3.4m) French doors to garden.
Shower Room	11' 6" x 6' 3" (3.5m x 1.9m) Rear aspect window.
First Floor Landing	Storage cupboard.
Family Bathroom	7' 10" x 6' 3" (2.4m x 1.9m) Rear aspect window.
Bedroom 2	12' 2" x 9' 2" (3.7m x 2.8m) Rear aspect window.
Bedroom 3	13' 1" x 10' 2" (4.m x 3.1m) Front aspect window.
Bedroom 4	12' 6" x 11' 10" (3.8m x 3.6m) Front aspect window.
Bedroom 5	12' 2" x 11' 10" (3.7m x 3.6m) Rear aspect window.
Second Floor Landing	Doors to;
Bedroom 6	11' 6" x 11' 2" (3.5m x 3.4m) Sky light window.
WC	Door to;
Reception Room	4' 11" x 3' 11" (1.5m x 1.2m) WC and wash hand basin.
Outside	12' 2" x 11' 6" (3.7m x 3.5m) Sky light window.
	To the rear of the property is a fully enclosed low maintenance garden with access gate to the rear lane.



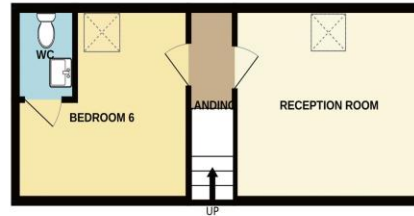
GROUND FLOOR
981 sq.ft. (91.1 sq.m.) approx.



1ST FLOOR
743 sq.ft. (69.0 sq.m.) approx.



2ND FLOOR
320 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA : 2044 sq.ft. (189.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.
We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.
Once an offer is accepted by our client, an Administration Fee of £40 + VAT (£48) per buyer will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

17 High Street, Bridgwater, Somerset TA6 3BE Tel: 01278 444488
Email: bw@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk