



10 Cranleigh Gardens
Bridgwater, Somerset, TA6 5JR

Brightestmove

Brightest move

£225,000



Brightestmove are delighted to offer for sale this HMO which is being sold with tenants in situ. This four bedroom property is let through ourselves @ £2117 per calendar month which produces a gross yield of approximately 11%.

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, hallway, living room, kitchen, cloakroom/ WC and one bedroom on the ground floor. Upstairs there are three further bedrooms and a bathroom. In addition, there is a garden complete with utility shed.

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.



The nearby town of 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 central heating

TENURE: Freehold

COUNCIL TAX BAND: B



Living room 11' 01" x 8' 10" (3.38m x 2.69m)

Kitchen 9' 06" x 8' 10" (2.9m x 2.69m)

Bedroom One 14' 03 (max) " x 10' 05 (max) " (4.34m x 3.18m)

Bedroom Two 11' 04" x 8' 10 (including storage) " (3.45m x 2.69m)

Bedroom Three 10' 05" x 9' 04" (3.18m x 2.84m)

Bedroom Four 10' 08" x 8' 03" (3.25m x 2.51m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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