



Polden Street —£205,000 Freehold

Linda Saunders | Estate Agents



60 Polden Street  
Bridgwater  
TA6 5EW

This is a wonderful opportunity to acquire a four room House in Multiple Occupancy (HMO). The property is conveniently situated close to local schools and shops and is a popular residential area which provides easy access to the town centre and HPC pick up points.

The property is spread over two floors and briefly comprises; two ground floor bedrooms, a dining area and a small kitchen, there is also a covered area off the kitchen. There are two first floor double bedrooms, both with en suite shower rooms and a further communal shower room on the landing. The property has electric heating, and double-glazed windows where specified. There is a garden with patio area which is fully enclosed. The property does require some upgrading but enjoys 100% occupancy. The gross income is in the region of £2340 per month. An inspection is advised.

**ACCOMMODATION** (All measurements are approximate)

**Hallway:** Wooden entrance door, doors to bedrooms one and two, and dining area.

**Bedroom One:** Double glazed window to front aspect, night storage heater (NSH) and wood effect flooring.

**Bedroom Two:** Window to rear aspect, NSH and wood effect flooring.

**Kitchen:** Range of base and wall units with roll top work surfaces, inset stainless steel sink and drainer, fitted electric oven and hob with stainless steel extractor over, tiled splashbacks.

**Dining Area:** Window to side aspect and archway to kitchen, space for fridge freezer and back door.

**FIRST FLOOR**

**Landing:** Loft hatch and doors to all rooms.

**Bedroom Three:** PVCu double glazed window to front aspect, built in wardrobes, NSH, and laminate flooring. **EnSuite:** Shower cubicle, wash hand basin and WC.

**Bedroom Four:** PVCu double glazed window to rear aspect, NSH and laminate flooring. **EnSuite:** Shower cubicle, wash hand basin and WC.

**OUTSIDE**

The rear garden is enclosed and laid to part patio and part lawn.

**Agents Note:** These are preliminary details as we are awaiting their approval by our vendor. Some of the photos are several years old and may not represent to current condition and the rooms may appear larger than they are.

Council tax band: **A**

Local authority reference number: **6504500600**

EPC Rating: **E 47**

**Services:** Mains water, drainage, and electricity.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		



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.

Linda Saunders | Estate Agents



45 High Street, Bridgwater, Somerset TA6 3BG Tel: 01278 425242  
Fax: 01278 425262 Email: [hotproperty@lindasaundersestateagents.co.uk](mailto:hotproperty@lindasaundersestateagents.co.uk)

**Need Mortgage Advice?** Perhaps we can do all the leg work through our associate company Woodward Insurance Services. Call us today to book your free appointment. **Your home is at risk if you fail to keep up repayments on your mortgage or any loan secured on your property.**

#### OFFICE OPENING HOURS

Mon – Fri 9.00 – 5.00pm, Saturday 9.00 – 12.00pm

Website: [www.lindasaunders-estateagents.co.uk](http://www.lindasaunders-estateagents.co.uk) E-mail: [hotproperty@lindasaundersestateagents.co.uk](mailto:hotproperty@lindasaundersestateagents.co.uk)

#### **FREE Market Appraisal**

If you are thinking of moving and could benefit from an up to date market appraisal on your own property, call us today.

#### **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.

L166 Printed by Ravensworth Digital 0870 112 5306



