



89 West Street, Bridgwater,  
Somerset, TA6 3RW

**Brightest** move

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£125,000



Brightestmove are delighted to offer for sale this exceptionally spacious split-level maisonette, quietly set back from West Street and within easy walking distance of the extensive amenities available in the town centre. Offering accommodation comparable in size to a traditional house, this impressive property provides generous and well-balanced living space arranged over two floors.

Accessed via a communal entrance with stairs and balcony leading to its own private front door, the property benefits from gas central heating and double glazing throughout, along with an EPC rating of C.

The well-proportioned accommodation briefly comprises a spacious lounge/diner, a kitchen/breakfast room, and a cloakroom/WC to the ground floor. To the first floor are three double bedrooms and a family bathroom, providing comfortable and versatile living space ideally suited to families or sharers alike.

Externally, the property benefits from communal parking and a secure, lockable storage area.

The property is currently let at £1,000 per calendar month to good-standing tenants who have consistently paid on time for the past eight years. It can be sold with tenants in situ if required, representing an approximate gross yield of 9.6%, making this an attractive and ready-made investment opportunity.



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 electricity, gas, water and drainage HEATING: Gas central heating system

TENURE: Leasehold 91 years remaining COUNCIL TAX BAND: A

SERVICE CHARGE Approximately £1176 per annum with £10 per annum ground rent.



**Lounge/Diner** 17' 06" x 10' 09" (5.33m x 3.2)

**Kitchen / Breakfast room** 12' 09" x 9' 08" (3.89m x 2.95m)

**Bedroom One** 13' 09" x 10' 06" (4.19m x 3.2m)

**Bedroom Two** 12' 08" x 9' 06" (3.86m x 2.9m)

**Bedroom Three** 9' 04" x 7' 04" (2.84m x 2.24m)

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

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