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# Brightest move

£110,000



Brightestmove are delighted to offer for sale this terraced house which is situated on a main road position close to the mainline train station and very close to a number of convenience stores and takeaways.

This property was originally a shop and has now been converted into a two bedroom house which should generate a rental income of approximately £9000 per annum.

The boiler was replaced a few years ago and the electrical consumer unit has also been replaced.

As this property is situated between two commercial premises it would ideally need to be purchased by a cash buyer as raising finance on this property will be difficult.

This is reflected in the asking price.



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 fired central heating system

TENURE: Freehold      COUNCIL TAX BAND: A



**Open Plan Living Room/Kitchen 19' 05" x 11' 04" (5.92m x 3.45m)**

**Shower Room 7' 01" x 4' 04" (2.16m x 1.32m)**

**Bedroom One 16' 06" x 11' 09" (5.03m x 3.58m)**

**Bedroom Two 12' 09" x 10' 10" (3.89m x 3.3m)**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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