



20 Gordon Terrace, Bridgwater TA6 5JP
£210,000

GIBBINS RICHARDS 
Making home moves happen

INVESTMENT PURCHASE

*** No onward chain * 4 lettable rooms * first floor bathroom *
Enclosed rear garden ***

This Victorian terrace house comes to the market with no onward chain and would make an ideal investment purchase. The accommodation comprises; two reception rooms, kitchen, ground floor bathroom and three first floor bedrooms. Fully double glazed and warmed by gas central heating. Fully enclosed private rear garden.

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

This spacious Victorian home is set up as an HMO and provides four lettable rooms providing a monthly income of over £2,500 and is to be sold as a 'going concern'. The property is located in a convenient level location being sited within a 'no through' road close to Cranleigh Gardens. There are nearby shopping facilities and the property is within walking distance of the railway station and town centre.

Total floor area - 829 sq.ft (77.0 sq.m) approx.

Investment property

To be sold with tenants in situ

Annual income in excess of £30,000

Ground floor bathroom

Fully enclosed rear garden

Walking distance to town centre & local amenities

14% annual yield!

Entrance Lobby
Entrance Hall
Sitting Room (Bedroom 4)

Dining Room

Kitchen
Bathroom
First Floor Landing

Bedroom 1
Bedroom 2
Bedroom 3
Outside

Door to;
Stairs to first floor.
11' 1" x 10' 8" (3.38m x 3.25m) (currently being used as a bedroom)
12' 0" x 11' 1" (3.65m x 3.38m) Patio doors to rear garden.
9' 1" x 9' 1" (2.77m x 2.77m)
9' 1" x 4' 4" (2.77m x 1.32m)
Doors to three bedrooms. Storage cupboard.
14' 0" x 10' 8" (4.26m x 3.25m)
12' 0" x 8' 5" (3.65m x 2.56m)
9' 1" x 9' 1" (2.77m x 2.77m)
To the rear is a private and fully enclosed garden with rear access gate.



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the 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
bw@gibbinsrichards.co.uk www.gibbinsrichards.co.uk**