



GIBBINS RICHARDS 
Making home moves happen

40 St John Street, Bridgwater TA6 5HS
£270,000

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**Six Bedroom HMO * Central Bridgwater Location * Walking Distance To Train Station *
Investment Opportunity * Sold with tenants in situ ***

A centrally located six bedroom HMO/investment property within walking distance of Bridgwater town centre, railway station and bus links. Arranged over three floors, the property offers six bedrooms, two shower rooms, an external laundry room, outside WC and front and rear access.

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

St John Street is conveniently positioned close to Bridgwater town centre and provides excellent access to local amenities, shops, cafés, supermarkets and transport links. Bridgwater railway station is situated on St John Street, making the property especially convenient for occupiers requiring rail access. Bridgwater bus station and regular local bus services are also within easy reach, along with routes towards the wider Somerset area, M5 motorway connections and major local employment sites.

Six bedroom licensed HMO/investment opportunity

Sold with tenants in situ

Arranged over three floors

Two bedrooms to the ground floor

Three bedrooms to the first floor

Sixth bedroom to the second floor

Two shower rooms

External laundry room

Close to Bridgwater railway station, town centre and bus links

Furnished including "white goods" - all electricals are included

Commercial grade fire alarm





Entrance Lobby	Door to;
Entrance Hall	Stairs to first floor.
Bedroom 1	10' 10" x 10' 6" (3.3m x 3.2m) Front aspect window.
Ground Floor Shower Room	8' 10" x 5' 7" (2.7m x 1.7m) Low level WC, wash hand basin and corner shower enclosure with electric shower.
Bedroom 6	9' 6" x 9' 2" (2.9m x 2.8m) Rear access door. Boiler cupboard.
Sitting/Dining Room	13' 9" x 8' 6" (4.2m x 2.6m) Side aspect window. Feature fireplace. Understairs storage cupboard.
Kitchen	11' 10" x 8' 10" (3.6m x 2.7m) Rear and side aspect windows. Door to garden.
First Floor Landing	Stairs continuing to second floor. Access to four bedrooms and shower room. Storage cupboard.
Bedroom 2	15' 5" x 8' 10" (4.7m x 2.7m) Rear aspect window.
Shower Room	7' 7" x 5' 7" (2.3m x 1.7m) Side aspect obscure window. Low level WC, wash hand basin and corner shower enclosure.
Bedroom 3	12' 6" x 9' 2" (3.8m x 2.8m)
Bedroom 4	15' 1" x 13' 9" (4.6m x 4.2m) Dual front aspect windows.
Second Floor Landing	
Bedroom 5	14' 1" x 13' 1" (4.3m x 4.0m) Rear aspect window. Eaves storage.
Outside	To the rear is a small courtyard leading to utility/laundry room and outside WC. There is also rear access into the courtyard via Gordon Terrace.
Utility/Laundry Room	6' 3" x 5' 7" (1.9m x 1.7m) Space and plumbing for washing machine. Sink.
Outside WC	5' 7" x 3' 7" (1.7m x 1.1m)



GROUND FLOOR
689 sq.ft. (64.1 sq.m.) approx.

1ST FLOOR
623 sq.ft. (57.9 sq.m.) approx.

2ND FLOOR
278 sq.ft. (25.8 sq.m.) approx.



TOTAL FLOOR AREA : 1591 sq.ft. (147.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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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.

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