



GIBBINS RICHARDS 
Making home moves happen



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36 Fore Street, North Petherton, Nr. Bridgwater TA6 6PY
£165,000

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**** GREAT INVESTMENT ****

This semi-detached period home is available for the investment market only and carries a generous gross annual yield of 8.63%. The property is located in the centre of this popular small town which offers a good range of day-to-day amenities and is perfectly placed for the commuter being within a short drive of Junction 24 of the M5 motorway. The accommodation includes; entrance hall, angled sitting room, galley kitchen, two first floor bedrooms and bathroom. Double glazed windows, gas central heating. No garden to worry about.

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

North Petherton provides an excellent range of local amenities, the property also lies within easy access to Bridgwater's town centre which offers a superb range of shopping, leisure and financial amenities. The nearby towns of Bridgwater and Taunton offer easy access to the M5 motorway as well as mainline intercity railway stations.

INVESTMENT PROPERTY

TENANTS IN SITU

GENEROUS MONTHLY INCOME

DOUBLE GLAZED WINDOWS

GAS CENTRAL HEATING

NO GARDEN

Entrance Hall
Sitting Room

Kitchen

First Floor Landing
Bedroom 1

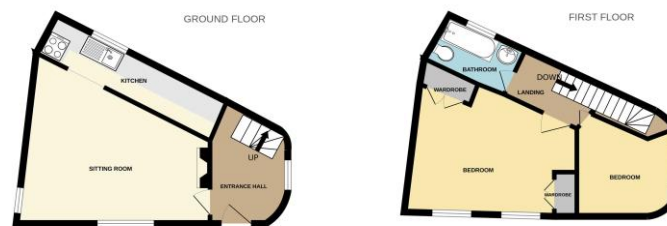
Bedroom 2

Bathroom

AGENTS NOTE

Stairs to first floor.
42' 8" x 42' 8" (13m x 13m) (irregular shaped room - approximate measurements only)
11' 2" x 4' 5" (3.40m x 1.35m) including built-in oven and hob. Space and plumbing for washing machine.
Hatch to loft.
13' 5" x 13' 2" (4.09m x 4.01m) (max) (irregular shaped room - approximate measurements only) Two fitted wardrobes.
8' 5" x 6' 11" (2.56m x 2.11m) (max) (irregular shaped room - approximate measurements only)
6' 9" x 5' 9" (2.06m x 1.75m) Low level WC, wash hand basin and bath.

There is no garden for the property and no allocated off road parking but there is unrestricted parking available nearby.



Whilst every effort has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, systems and equipment shown here are not tested and no guarantee as to their operation or efficiency can be given. Agent's Reference: 01278 444488



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.

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