



Residential Investment **FOR SALE**

63 St Marys Street, Bridgwater, Somerset, TA6 3EL

- Grade II Listed building in the heart of Bridgwater.
- 3 recently decorated 1 and 2 bedroom apartments.
- Ground floor apartment has the benefit of a courtyard garden.
- Potential income of £15,960pa.

Freehold Guide Price: £225,000

Location

The property is prominently positioned fronting St Mary Street within Bridgwater's town centre benefitting from convenient access to the towns wide selection of shops, restaurants and other amenities, whilst car parking is close at hand.

Bridgwater, with a population of 41,000 is a market town located 10 miles north east of Taunton and 40 miles south of Bristol. The town benefits from access to both Junctions 23 and 24 of the M5 motorway and has attracted substantial residential and commercial development in recent years, with Hinkley C expected to attract further growth.

Description

The premises' comprise a terraced Grade II Listed townhouse constructed of Flemish-bond brick with a 2 bedroom apartment on the ground floor and two 1 bedroom apartments on the first and second floors.

The ground floor apartment benefits from a large hall, sitting room, shower room/WC and a well proportioned kitchen/dining room giving access to the rear courtyard garden. The first floor apartment boasts a good sized bedroom and living room with a kitchen/dining area and bathroom. The other apartment on the second floor comprises of a living room, bedroom, kitchen and bathroom.

Services

The house provides the 3 residential apartments with a shared hallway, staircase and bin store. All 3 have mains water, drains and electric.

Rental Income

All three flats are currently vacant, current rental values are as follows:-

Ground floor	£480 pcm
First floor	£450 pcm
<u>Second floor</u>	<u>£400 pcm</u>
Total	£15,960 per annum

Accommodation

Approximate apartments gross internal floor areas are as follows:-

Ground Floor Apartment

Sitting Room	10.89 sq m	117 sq ft
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Kitchen	4.37 sq m	47 sq ft
Dining Area	8.52 sq m	92 sq ft
Bedroom 1	9.10 sq m	98 sq ft
Bedroom 2	6.95 sq m	75 sq ft
Bathroom	3.85 sq m	41 sq ft
Hall	5.64 sq m	61 sq ft
Total	49.32 sq m	531 sq ft

First Floor Apartment

Sitting Room	15.53 sq m	167 sq ft
Kitchen	8.18 sq m	88 sq ft
Dining Area	7.13 sq m	77 sq ft
Bedroom	15.80 sq m	170 sq ft
Bathroom	10.21 sq m	110 sq ft
Total	56.85 sq m	612 sq ft

Second Floor Apartment

Sitting Room	10.76 sq m	116 sq ft
Kitchen	4.67 sq m	50 sq ft
Bedroom	9.63 sq m	104 sq ft
Bathroom	4.28 sq m	46 sq ft
Total	29.34 sq m	316 sq ft

Business Rates & Council Tax

All 3 apartments are within Band A council tax bracket, payable for the year commencing 1st April 2017 being £1,062.33.

Energy Performance Certificate

The property is Grade II Listed and therefore does not require an EPC.

Price

The property is available for sale freehold with vacant possession at a guide price of £225,000.

Viewing

Strictly by appointment with sole agents:-

Joseph Hughes
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