



1 Bowline Close, Bridgwater, TA6 3SJ

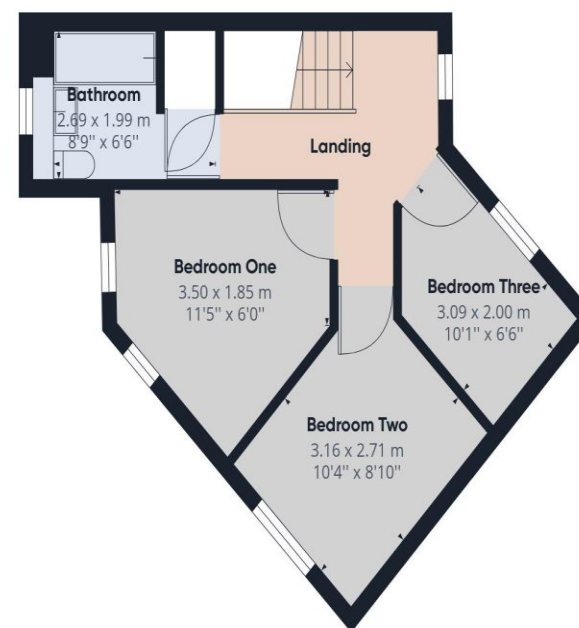
£230,000 - Freehold

No Onward Chain | Three Bedrooms | Large Lounge/Diner | Front Aspect Kitchen | Ground Floor WC | Garage |
UPVC Double Glazing & Gas Central Heating | Local Amenities & Education | Easy Access To M5 | Council Tax Band: C & EPC Rating: C





Floor 0



Floor 1



Approximate total area⁽¹⁾

89.06 m²
958.63 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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THE PROPERTY

Available with NO ONWARD CHAIN and situated in a quiet road, this is a well proportioned family home.

To the ground floor there is a large Lounge/Diner with French doors into the rear garden. Unusual in shape but with good natural light and space, there is ample room for a dining table or perhaps this area could be used as a home office space.

Also of a good size is the Entrance Hall. There is space for a storage unit/room for a coat rack. Accessed off the Entrance Hall is the Lounge/Diner, Kitchen and WC.

To the first floor are the three bedrooms and bathroom, which plays host to the combi. boiler.

Outside there is a driveway that leads to the garage which has overhead storage space and double doors opening out into the garden.

All windows are UPVC double glazed and the loft space is well insulated.

Energy performance certificate (EPC)

1, Bowline Close BRIDGWATER TA6 3SJ	Energy rating C	Valid until: 11 May 2027
Certificate number: 8806-6024-3529-0296-9533		

Property type: Semi-detached house

Total floor area: 90 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT

Lees & Waters, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection or otherwise. VIEWINGS - interested parties are advised to check availability and current situation prior to travelling to see any property.

If the property is leasehold full details and terms of the lease should be sought via your legal representative.

Please also note that some or all of the photographs used to market this property may have been taken with a wide angle lens, solely for the purpose of showing the property to its best advantage.

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.