

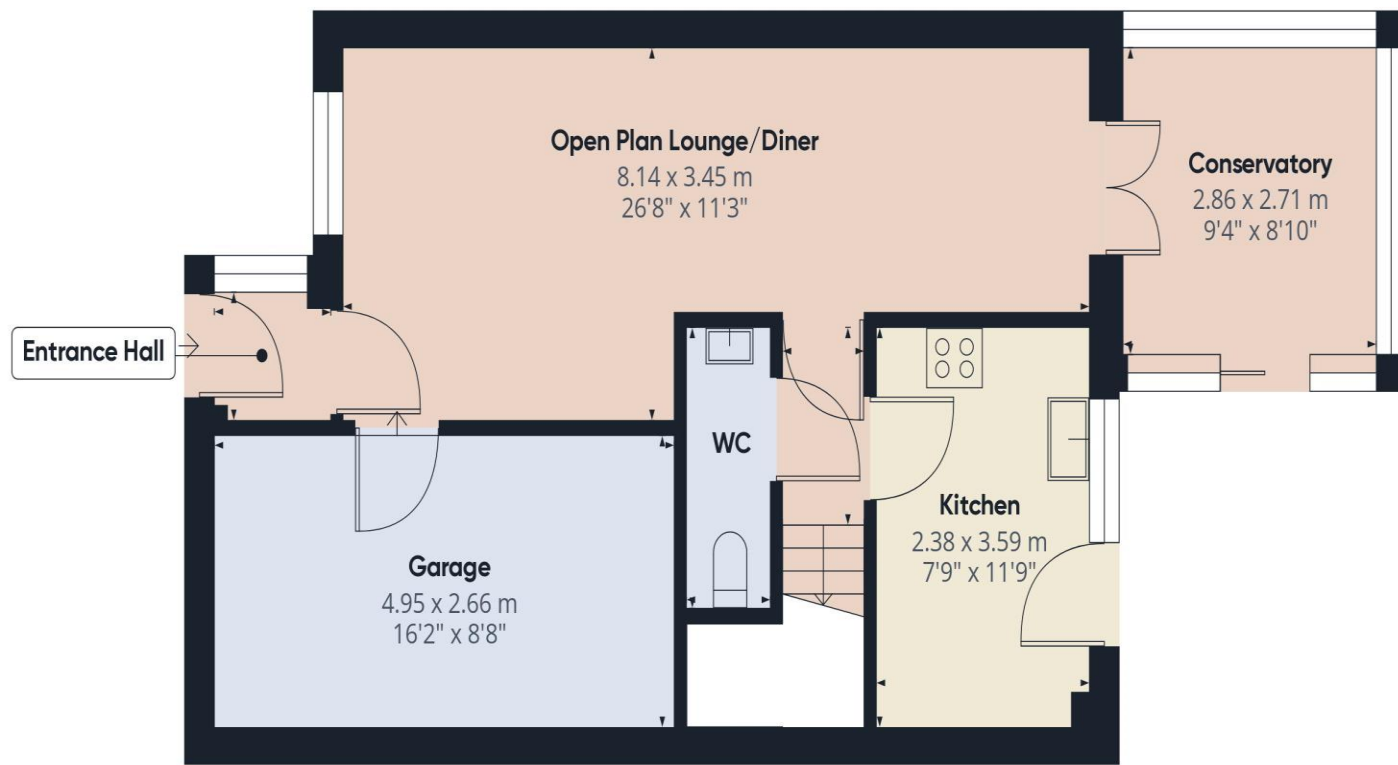


11 Florence Court, Bridgwater, TA6 3SX

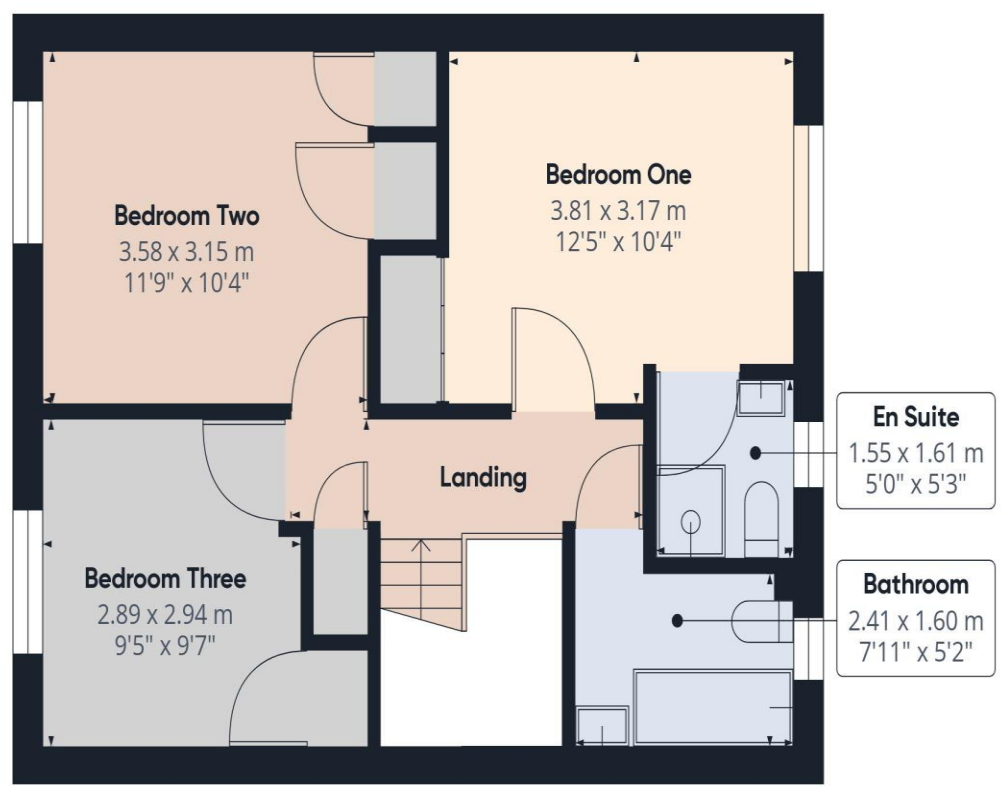
£247,500 - Freehold

Semi Detached | Three Double Bedrooms | Garage Plus Parking For Three Cars | Large Lounge/Diner | Conservatory | South Facing Rear Garden | Good Degree Of Storage | Fully UPVC Double Glazed & Gas Central Heating | Quiet Cul De Sac Position | Council Tax Band: C & EPC Rating: C





Floor 0



Floor 1



Approximate total area⁽¹⁾
107.37 m²
1155.73 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

Positioned towards the end of a cul de sac and with three double bedrooms - this semi detached property is a great family home and comes with a garage, plus off road parking for three cars.

To the ground floor there is a well proportioned entrance porch with access into the large lounge/diner, a conservatory overlooking the south facing and sunny rear garden, kitchen and cloakroom.

There is also useful access to the garage (with power and lighting) from the lounge/diner.

To the first floor are the three double bedrooms, including the master with en suite shower room and main bathroom. All three bedrooms have built in wardrobe space.

Being a fairly modern property, it is fully UPVC double glazed and warmed by a gas central heating system.

The boiler can be found in bedroom two.

Florence Court is nicely positioned for access into Bridgwater and also local schools and edge of town amenities, including a gym and swimming pool at Chilton Trinity School.

With pleasant views from the front, this is a lovely family home and one with good space throughout.

Energy performance certificate (EPC)

11 FLORENCE COURT BRIDGWATER TA6 3SX	Energy rating C	Valid until: 15 June 2031 Certificate number: 0390-2256-3060-2199-2725
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Property type: Semi-detached house

Total floor area: 90 square metres

Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

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

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

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

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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		
69-80	C	78 C	81 B
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.