



6 Belgravia Drive, Bridgwater, TA6 4GJ

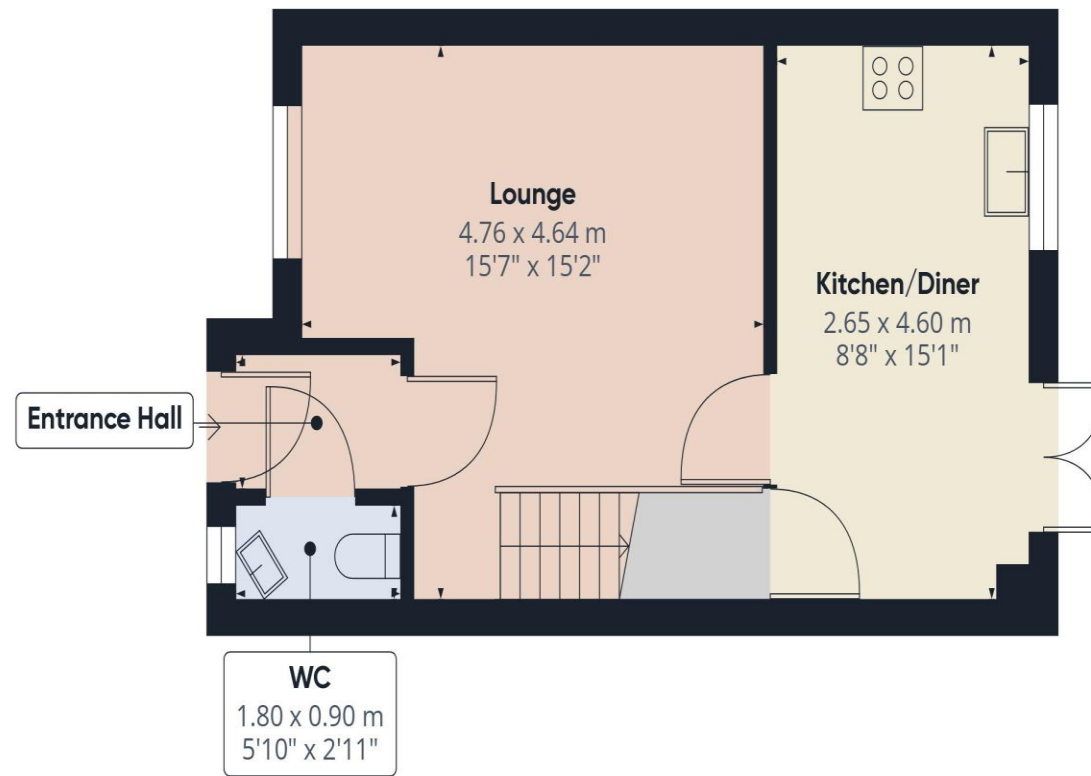
£229,950 - Freehold

Three Bedrooms | Kitchen/Diner Overlooking Rear Garden | Spacious Front Aspect Lounge | Ground Floor WC | Garage & Parking | East Facing/Sunny Rear Garden | Close to M5 | Local Amenities/Easy Access Into Town | Local Schooling & College | Council Tax Band: B & EPC Rating: B

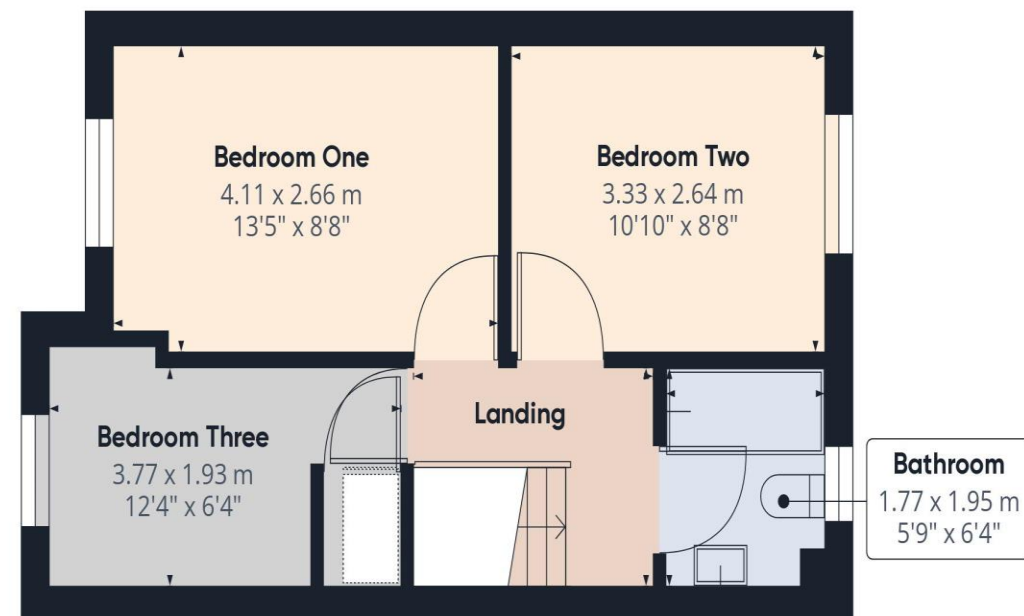








Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

69.7 m<sup>2</sup>  
750.22 ft<sup>2</sup>

(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

A fine example of this model and immaculately presented.

This three bedroom property comes with a garage and is striking distance to the M5 and amenities available in Bridgwater's town centre.

Further amenities are also available on the development, including a Primary School.

To the ground floor is the entrance hall with access to the WC, a front aspect lounge and a kitchen/diner sits to the back of the property with French doors into the rear garden.

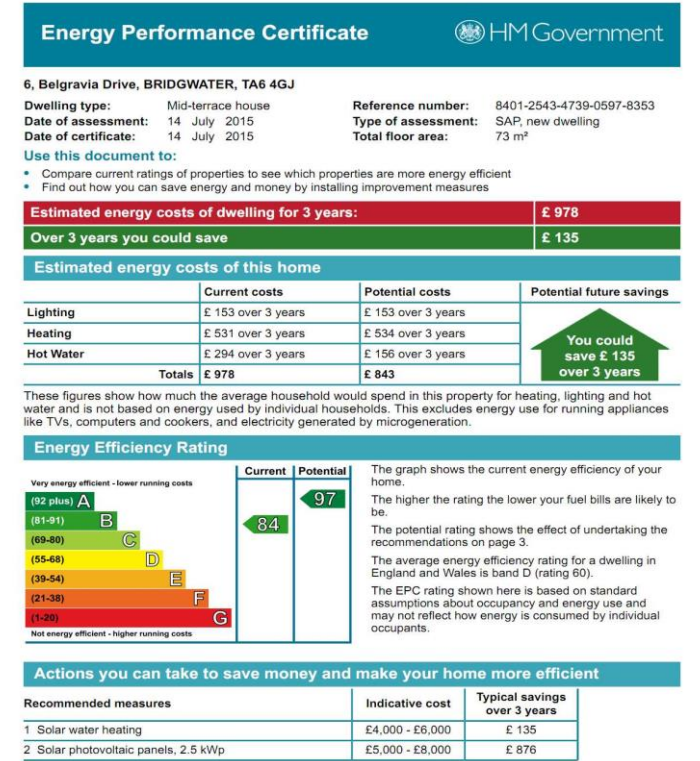
At the back of the garden is a walkway giving access onto Balmoral Drive where the garage can be found. The garage for the property is the first garage on your left hand side, once in Balmoral Drive.

Back in the property and to the first floor are the three bedrooms and bathroom. The bathroom consists of a modern white suite with shower over the bath.

The rear garden is laid to areas of patio and lawn and is east facing with plenty of morning sunlight.

As expected of a modern property it is fully UPVC double glazed and warmed by a mains gas central heating system.

Viewings are highly recommended!



### 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.