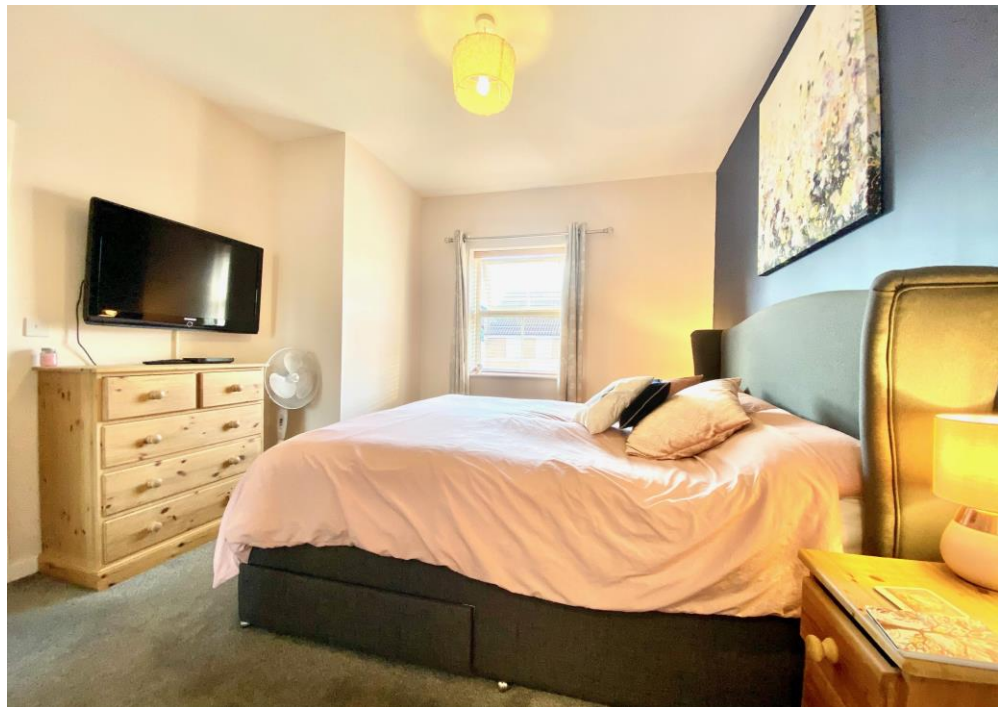




2 Clarence Terrace, Bridgwater, TA6 4GD

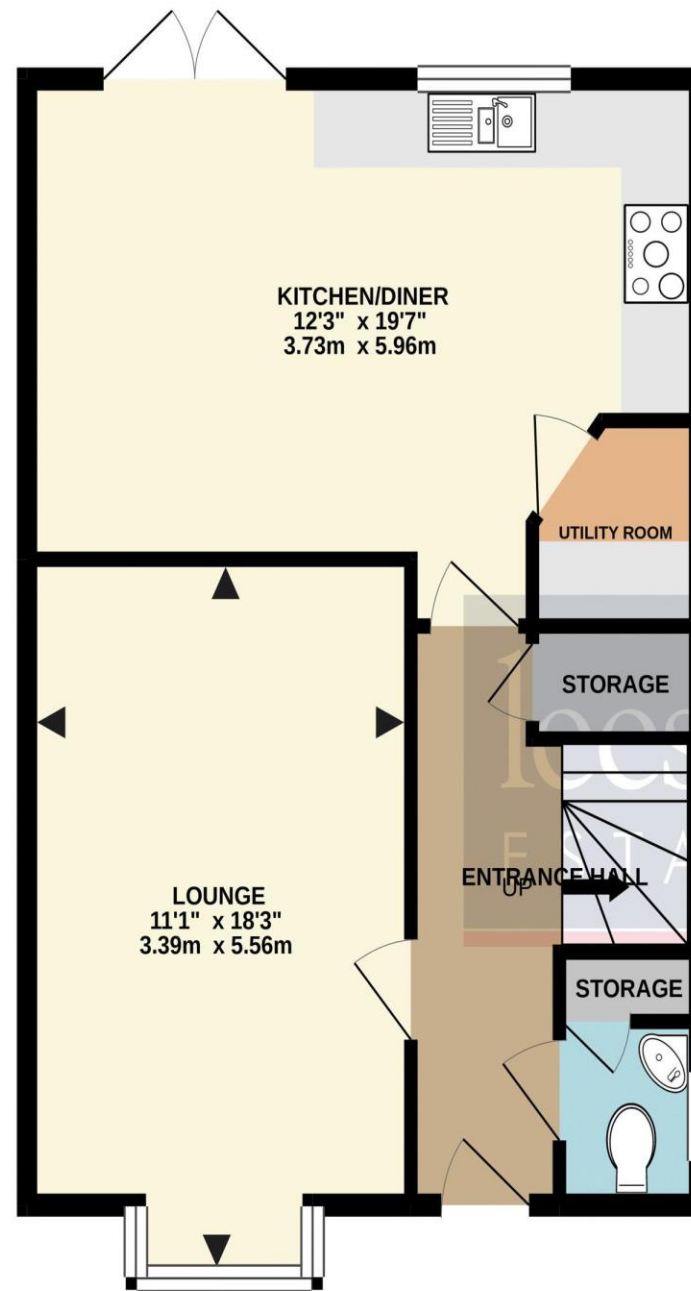
£235,000 - Freehold

Four Bedrooms | Master With En Suite | Large Front Aspect Lounge | Kitchen/Diner With Integrated Appliances | Ground Floor WC & Utility Room | Recently Re-Decorated | Garage & Parking | Low Maintenance Rear Garden | Local Amenities & Primary School | EPC Rating: B

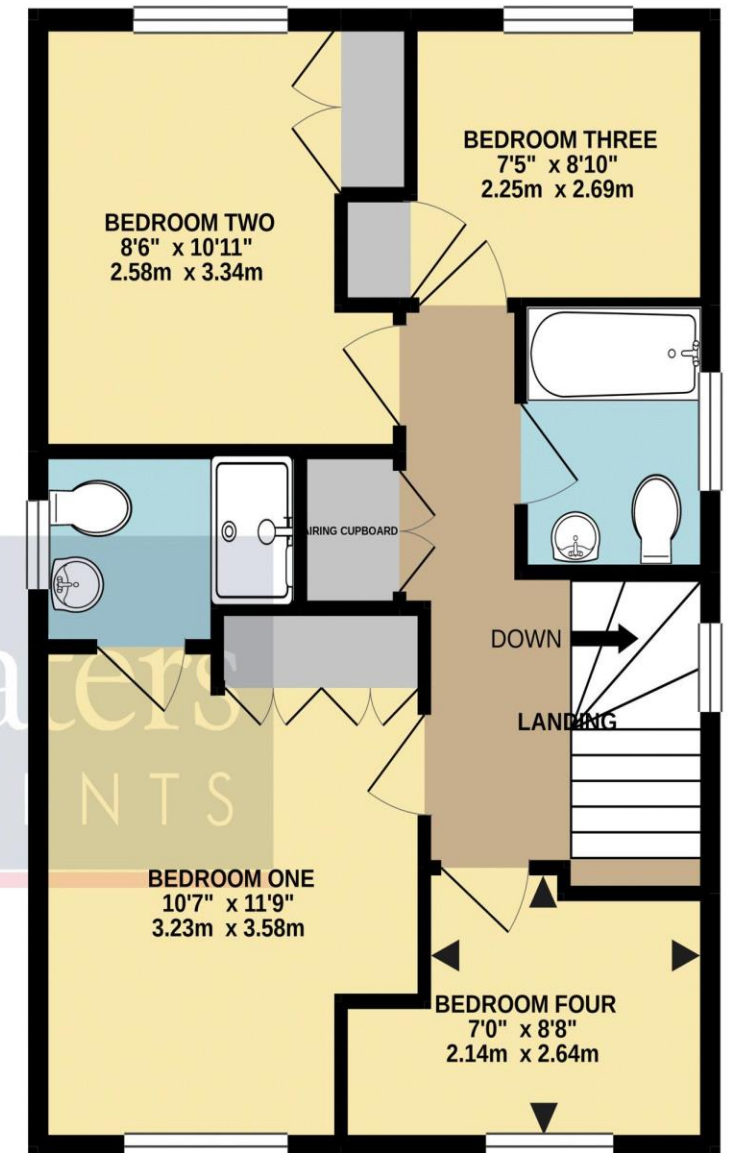




GROUND FLOOR
573 sq.ft. (53.3 sq.m.) approx.



1ST FLOOR
564 sq.ft. (52.4 sq.m.) approx.



TOTAL FLOOR AREA : 1137 sq.ft. (105.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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THE PROPERTY

Recently re-decorated and neutral throughout, this four bed property has a large front aspect lounge and a kitchen/diner overlooking the rear garden, that is always so sought after in a family home.

Giving access to the rear garden via French doors the kitchen/diner has a tiled floor which compliments the modern kitchen units perfectly.

The kitchen also has access to a utility room with space for a washing machine and tumble dryer beneath extra work surface space. There are also additional wall hung cupboards for storage in the utility room.

Completing the ground floor accommodation is the guest cloakroom which has access to a storage cupboard and there is additional storage under the stairs.

To the first floor there are four bedrooms and three of which have built in wardrobe space. There is an en suite to the main bedroom and a stylish family bathroom.

Outside there is a small front garden laid to slate chippings which is easy to maintain and a driveway providing access to the garage. The rear garden will also be easy to maintain and is laid to artificial grass with gravelled borders.

The Kings Down development is situated on the east side of Bridgwater where there are a number of schools for all ages, including a primary school within walking distance. The M5 is just a 5 minute drive away for commuters.

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YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.



Energy Performance Certificate

HM Government

2, Clarence Terrace, BRIDGWATER, TA6 4GD

Dwelling type: Semi-detached house
Date of assessment: 14 December 2014
Date of certificate: 14 December 2014
Reference number: 8854-7832-3379-9024-7992
Type of assessment: SAP, new dwelling
Total floor area: 109 m²

Use this document to:

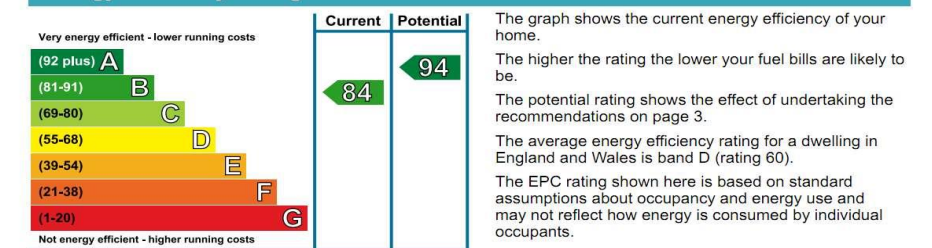
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,242
Over 3 years you could save	£ 276

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 195 over 3 years	£ 195 over 3 years	You could save £ 276 over 3 years
Heating	£ 744 over 3 years	£ 747 over 3 years	
Hot Water	£ 303 over 3 years	£ 24 over 3 years	
Totals	£ 1,242	£ 966	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 138
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 840

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.