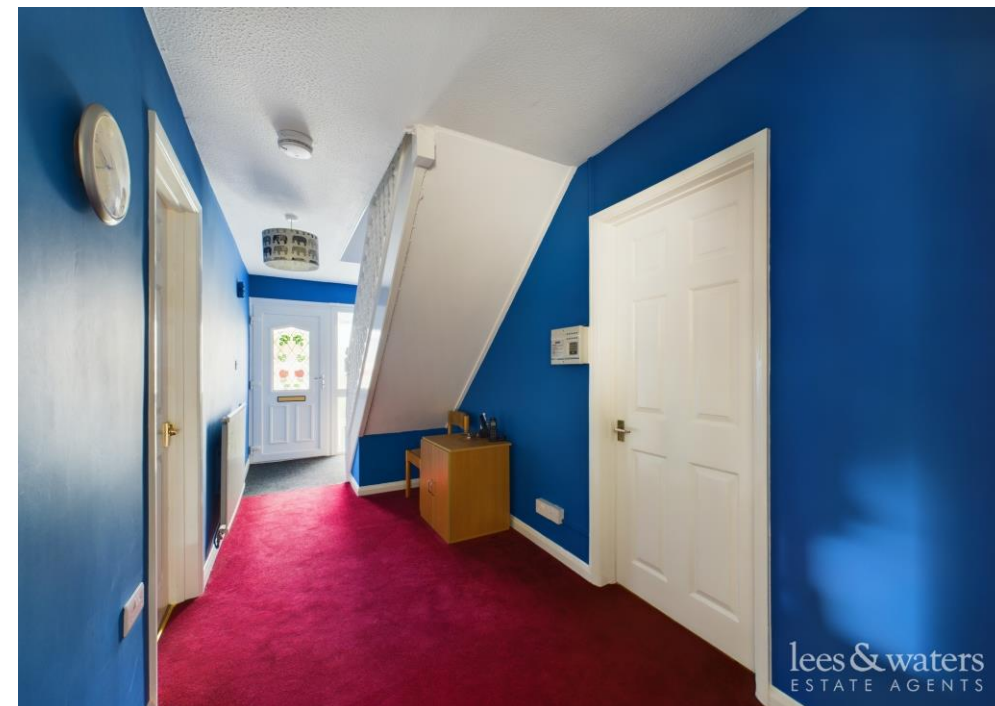


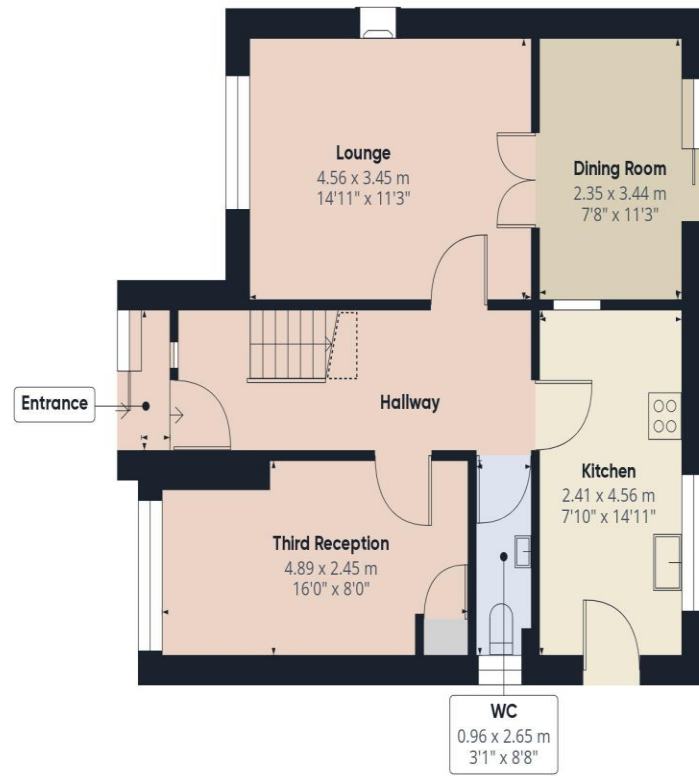


3 Ashton Road, Bridgwater, TA6 6UT

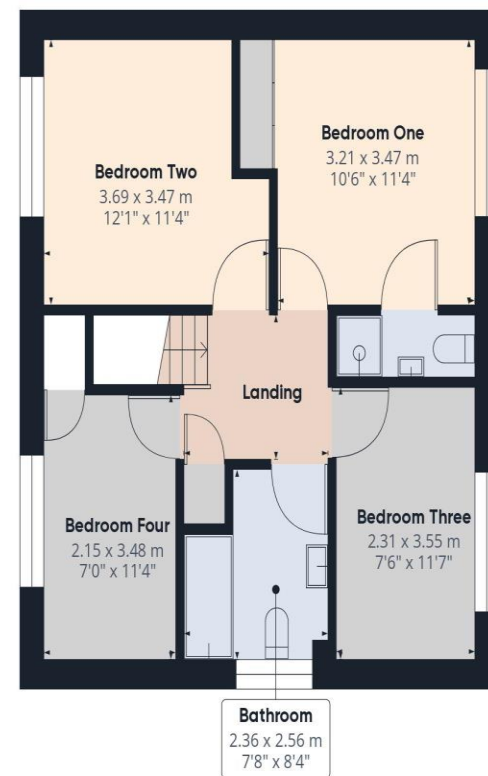
£329,950 - Freehold

No Onward Chain | Four Bedroom Detached House | En-Suite To Master Bedroom | Off Road Parking | Gas Fired Central Heating & Double Glazing | Large Lounge, Dining Room & Third Reception Room | Downstairs WC | Spacious East Facing Enclosed Garden | Local Amenities & Schools For All Ages | Council Tax Band: D & EPC Rating: D





Floor 0



Floor 1



Approximate total area^m

113.14 m²

1217.87 ft²

Reduced headroom

0.87 m²

9.32 ft²

Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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

Contact us: 43 High Street, Bridgwater, Somerset, TA6 3BG
01278 418005 | bridgwater@leesandwaters.co.uk | www.leesandwaters.co.uk

THE PROPERTY

Offered for sale with NO ONWARD CHAIN, this delightful family home is located on the ever popular Wills Estate on the south side of Bridgwater, surrounded by good local amenities on the development itself, at Stockmoor Village and on Taunton Road.

Offering well proportioned accommodation there is a large lounge, separate dining room, fitted kitchen overlooking the good size enclosed rear garden and downstairs WC.

The property has been re-configured and the integral garage has been converted into a very useful third reception room. Ideal for use as a downstairs bedroom if required. To the first floor, three double bedrooms and large single bedroom can be found, With the master having fitted wardrobes and en-suite shower room. The family bathroom is large and fitted with a white suite.

The property occupies a good size plot with off road parking. Its Ideally situated for access to junction 24 of the M5, a short drive to Bridgwater town centre and the amenities on the Taunton Road.

3/01/2024, 11:02 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

3, Ashton Road BRIDGWATER TA8 6UT	Energy rating D	Valid until: 8 February 2030 Certificate number: 0648-3044-6252-5640-2244
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Property type: Detached house
Total floor area: 98 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 energy rating is D. It has the potential to be A.

[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		100 A
81-91	B		
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.service.gov.uk/energy-certificate/0648-3044-6252-5640-2244?print=true> 1/4

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.