



4 Tudor Way, Bridgwater, TA6 6UE

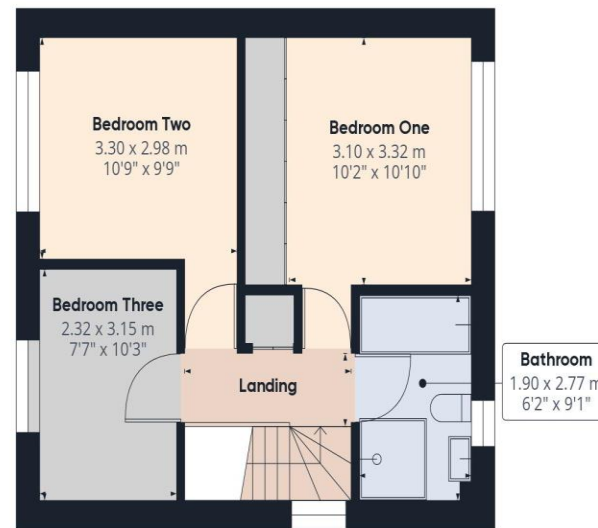
£315,000 - Freehold

Three Double bedrooms | Two Reception Rooms, Plus Conservatory | Large Utility Room | Access From House To Garage | Bathroom With Bath & Separate Shower Cubicle | Ground Floor Cloakroom | Garage With Power & Light | Local Amenities & Schools | Short Drive from M5 | Council Tax Band: C & EPC Rating: D





Floor 0



Floor 1

Approximate total area⁽¹⁾

112.24 m²

1208.1 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

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

THE PROPERTY

With well proportioned rooms throughout, this three double bedroom family home is a must see.

The ample ground floor space comprises a front aspect lounge, a dining room beyond that and then the conservatory, which overlooks the rear garden.

Off the kitchen/breakfast room is a spacious utility room and from there you can reach both the garden and garage. The garage has power, lighting and a pitched roof - great for additional storage.

To the first floor are the three bedrooms and the bathroom, complete with bath and separate shower cubicle.

The property is fully UPVC double glazed and warmed by a gas central heating system. The 'Vaillant' boiler is situated in the utility room.

Locally there are amenities to be found nearby on Stockmoor Village, Taunton Road and just moments away off Wills Road. Schools for primary and secondary years are within a 20 minute walk or 5 minute drive.

Also close by is J24 of the M5. This is a lovely spacious home on a quiet road.

Viewings to appreciate the space on offer are recommended.

Energy performance certificate (EPC)

4 Tudor way Bridgewater Somerset TA6 8UE	Energy rating D	Valid until: 28 September 2032
		Certificate number: 3732-3621-4000-0171- 4226

Property type: Detached house
Total floor area: 93 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 C.

[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		
69-80	C		
55-68	D	46 D	60 C
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.