



23 Hamilton Drive, Bridgwater, TA6 4WN

£169,995 - Freehold

Three Bedroom Town House | Open Plan Living | Allocated Parking | Local Amenities | Local Primary School | Ready For Occupation | Easy M5 Access | EPC Rating: B |



Example Interior



Example Interior

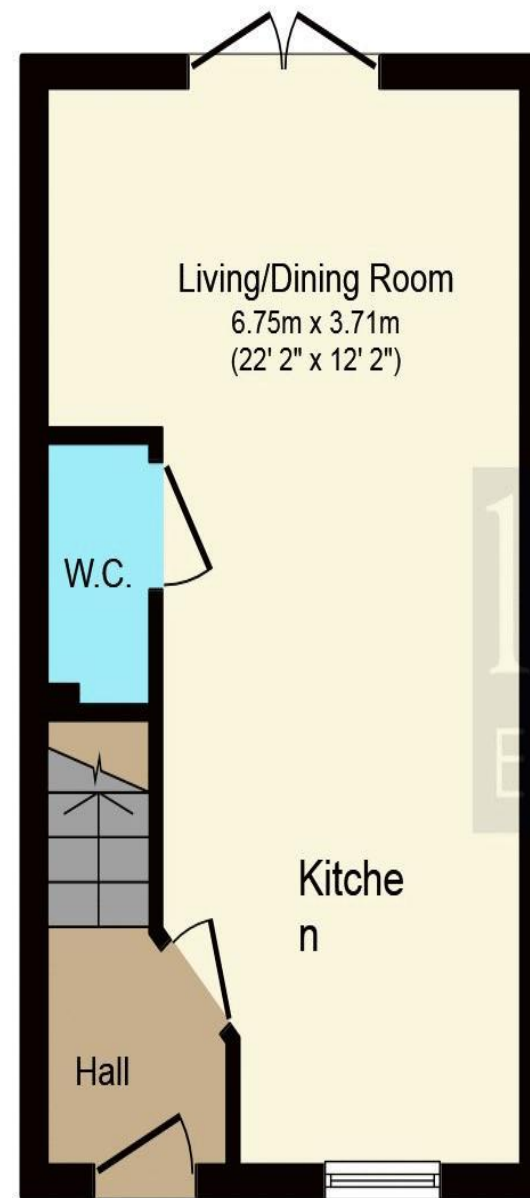


Example Interior

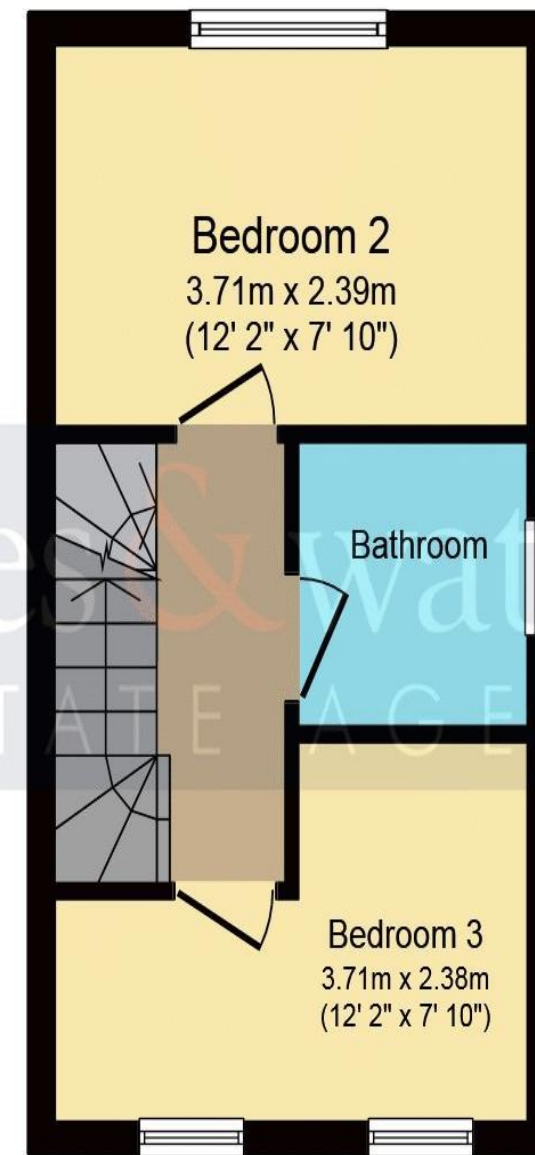


Example Interior

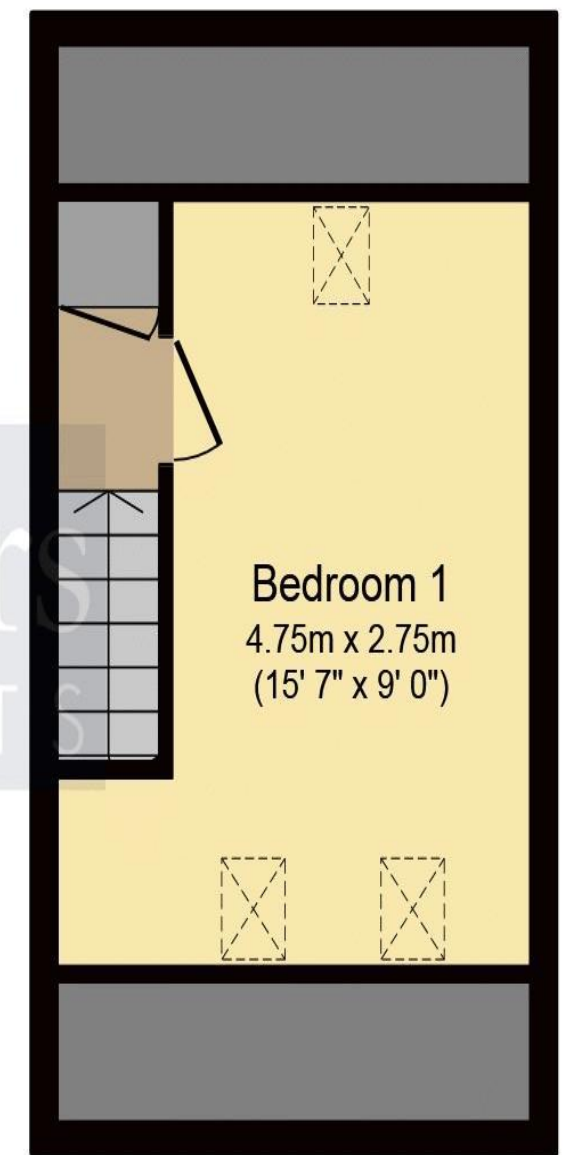




Ground Floor



First Floor



Second Floor

Total floor area 68.0 sq. m. (732 sq. ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Contact us: 43 High Street, Bridgwater, Somerset, TA6 3BG
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THE PROPERTY

Plot 106 - The Moseley - A property great for modern living with open plan ground floor space that opens out onto the rear garden.

INVESTORS...There is allocated parking and all the benefits that come with buying a new home. Hassle free and ready for occupation.

Please note: There is an estate rent charge of £164.03 and a management company fee of £82.20 per year.

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.



Energy Performance Certificate



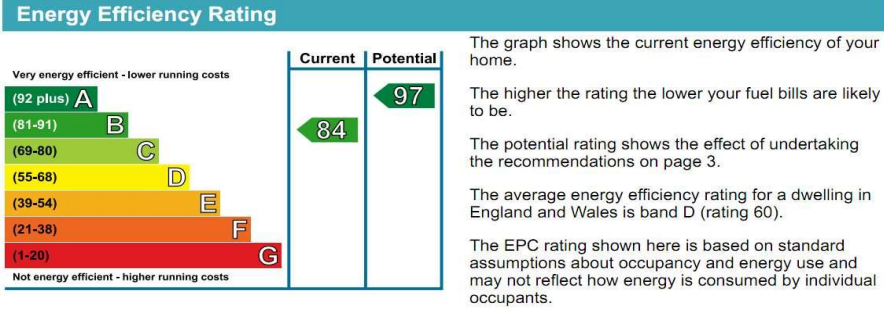
23, Hamilton Drive, BRIDGWATER, TA6 4WN
Dwelling type: Mid-terrace house
Date of assessment: 29 November 2017
Date of certificate: 29 November 2017
Reference number: 8892-4215-2539-2727-6933
Type of assessment: SAP, new dwelling
Total floor area: 67 m²

- 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:	£ 858
Over 3 years you could save	£ 93

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 147 over 3 years	£ 147 over 3 years	You could save £ 93 over 3 years
Heating	£ 492 over 3 years	£ 492 over 3 years	
Hot Water	£ 219 over 3 years	£ 126 over 3 years	
Totals	£ 858	£ 765	

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.



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	£ 93
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 912