



1 Cherry Close, Bridgwater, TA6 5BZ

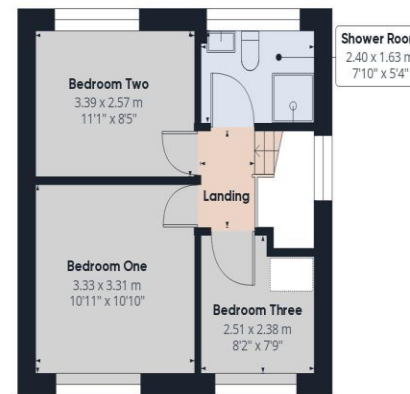
£265,000 - Freehold

No Onward Chain | Extended & Detached Property | Garage With Power & Light | South Facing Rear Garden | Quiet Cul De Sac Position | Many Local Amenities | Easy Access To M5 & Bridgwater's Town Centre | Second Reception Room Could Be Additional Bedroom | Bright Dual Aspect Lounge/Diner | Council Tax Band: C & EPC Rating: D





Floor 0



Floor 1



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

97.99 m<sup>2</sup>

1054.8 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

Situated in a quiet cul de sac, this family home has been EXTENDED and is available with NO ONWARD CHAIN.

It sits upon a good size plot and is within a short walk to the amenities on the development and the local primary school. Slightly further afield but also within walking distance there is Bridgwater College Academy and Bridgwater & Taunton College.

Internally there is good space to the ground floor with a dual aspect lounge/diner. From here there is access into the kitchen, which in turn, provides access to the second reception room.

A useful rear hallway then gives access to the garden and the garage, which has power and light.

To the first floor are the three bedrooms and the upgraded shower room, complete with ample storage and heated towel rail. The boiler for the gas central heating system can be found in bedroom one and in what was the old airing cupboard.

Outside there is a front lawn with access via side gate into the rear garden, which is of a good size and south facing.

This is a well proportioned family home with nearby amenities, good access to the M5, it's close to local schools, has a south facing rear garden and is situated in a quiet road - one not to be missed!

### Energy performance certificate (EPC)

1 Cherry Close BRIDGWATER TA8 5BZ	Energy rating <b>D</b>	Valid until: 12 March 2034
Certificate number: 2834-2927-7300-0157-5296		

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 B.

[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		81 B
69-80	C		
55-68	D	61 D	
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.