



20 Queenswood Road, Bridgwater, TA6 7NB

£495,000 - Freehold

Four Bedrooms | Beautifully Extended Over Garage, Plus Rear Extension | Completely Replaced Roof Structure | Internally Refurbished To A Fabulous Standard | En Suite/Bathroom/Ground Floor WC | Utility Room | Large Garden | Ample Off Road Parking | Home Office & Gym To Rear Garden Complete With Air Con | Council Tax Band: D & EPC Rating: C



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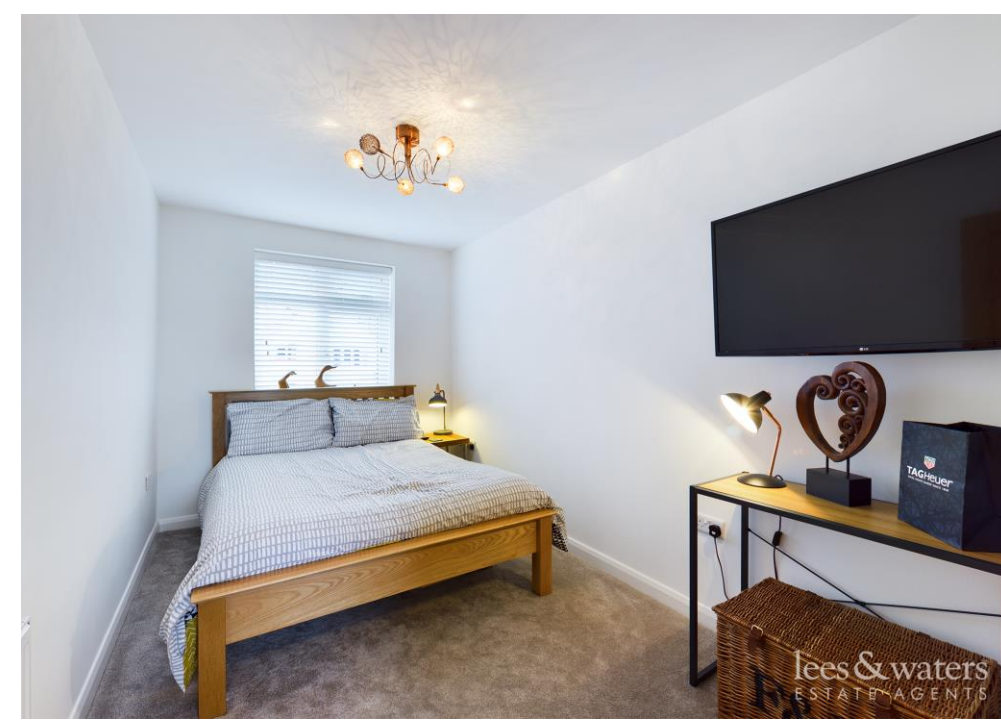
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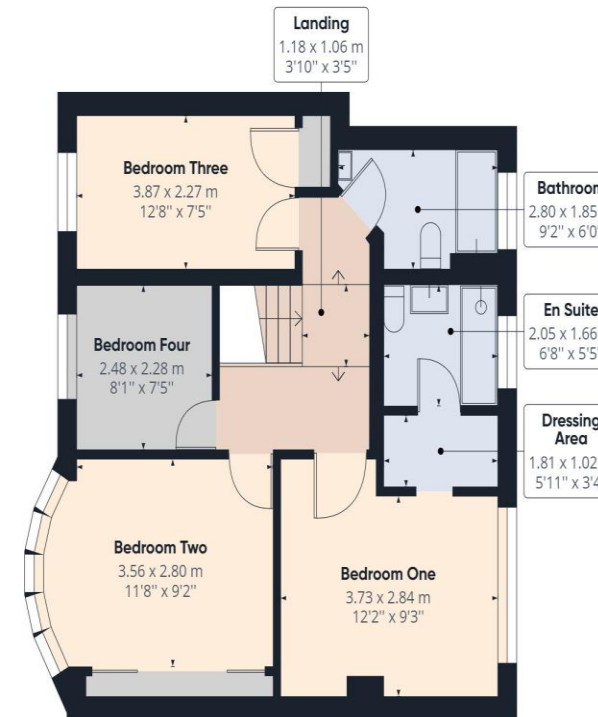
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Floor 0 Building 1



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Approximate total area⁽¹⁾

151.62 m²

1632.04 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

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THE PROPERTY

COMPLETELY REFURBISHED FROM TOP TO BOTTOM - A FABULOUS FAMILY HOME.

Having undergone complete refurbishment in 2021 this large family home now comes to the market having been extended over the garage and to the rear.

The rear extension adds a welcome space that allows for a beautiful kitchen/dining/living space, having bi-fold doors opening out onto the large patio.

Beyond the patio is a large area of lawn and a further patio at the bottom of the garden plays host to the office and gym, perfect for those needing to work from home with it being heated, insulated and of course having power and light.

To the first floor are four bedrooms and main bathroom. The principal bedroom comes with a dressing area and shower room en suite.

In addition to the gas central heating system there is under floor heating to the ground floor, all new internal doors, fitted blinds that will stay with the property and a number of integrated appliances in the kitchen. Other work includes new plasterwork throughout (bedroom four was done just before the rest of the house and the extension work) and there are several new radiators throughout the home.

This is a truly immaculate property walking distance from the ever popular Haygrove School.

Please note that the air conditioning units fitted in the gym and home office will be retained by the vendors. They will put good any marks or holes left, once removed.

ROOM SIZES & ADDITIONAL INFORMATION

Entrance Hall

Lounge

11' 5" x 12' 6" (3.48m x 3.81m)

Kitchen/Dining/Living

Please refer to measurements on floor plan

Utility Room

6' 0" x 6' 1" (1.82m x 1.85m)

WC

3' 9" x 5' 11" (1.14m x 1.81m)

Garage

12' 8" x 7' 3" (3.86m x 2.22m)

First Floor

Bedroom One

12' 3" x 9' 4" (3.73m x 2.84m) not including door recess

En Suite

6' 9" x 5' 5" (2.05m x 1.66m)

Bedroom Two

11' 8" x 9' 2" (3.56m x 2.80m) not into bay

Bedroom Three

12' 8" x 7' 5" (3.87m x 2.27m)

Bedroom Four

8' 2" x 7' 6" (2.48m x 2.28m)

Bathroom

9' 2" x 6' 1" (2.80m x 1.85m)

Tenure

Freehold

Services

Mains gas, electricity, water and drainage

Heating

Gas central heating

Council Tax Band

D

Energy performance certificate (EPC)

20 Queenswood Road BRIDGWATER TA6 7NE	Energy rating C	Valid until: 6 April 2033 Certificate number: 0862-3025-6204-2047-7204
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Property type: Semi-detached house

Total floor area: 145 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 efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

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.