



6 Galloway Drive, Bridgwater, TA6 4AN

£210,000 - Freehold

Two Double Bedrooms | Spacious Kitchen With Built-In Appliances | Cloakroom | Rear Aspect Lounge Overlooking Low Maintenance Garden | Modern Feel Throughout | Off Road Parking | Quiet Position On No Through Road | Short Drive To M5 J23 | Easy Access Into Town Centre | Council Tax Band: B & EPC Rating: B



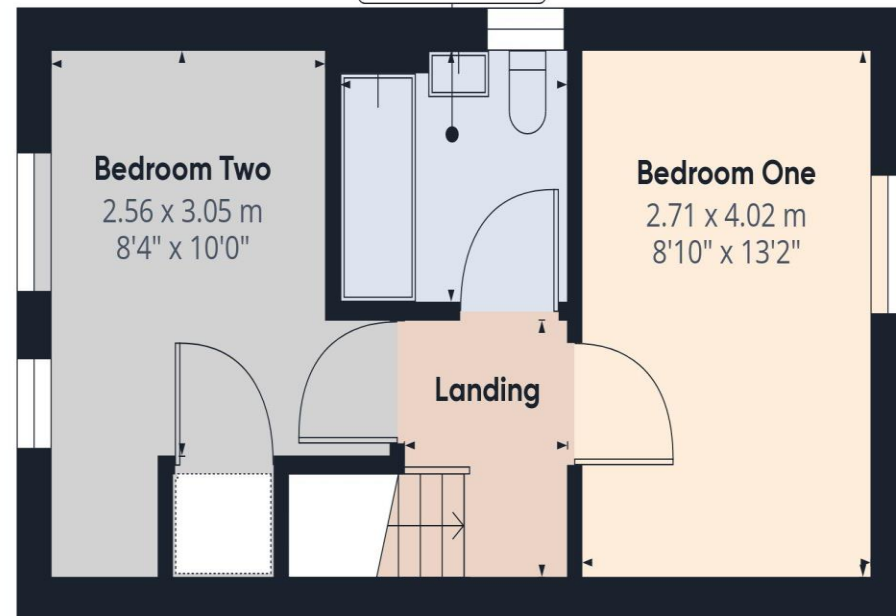


Entrance Hall

WC
1.63 x 0.91 m
5'4" x 2'11"

Floor 0

Bathroom
2.06 x 1.95 m
6'8" x 6'4"



Floor 1

Approximate total area⁽¹⁾
56.88 m²
612.27 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

Immaculate two double bedroom property with parking.

Situated on a no-through road and within close proximity of the town centre and the M5, this extremely smart two bedroom home comes with a spacious kitchen having integrated appliances.

Completing the ground floor accommodation is the cloakroom and the rear aspect lounge, which looks onto the tidy and low maintenance garden.

To the first floor are the two double bedrooms and bathroom. Both bedrooms are double rooms and there is space for wardrobes in each. The wardrobe to the main bedroom will stay.

This is a very smart home, with a modern feel and one that has been looked after very well. Viewings are recommended!

Energy performance certificate (EPC)

6 Galloway Drive Brispawder TA8 4AN	Energy rating B	Valid until: 7 December 2030
Certificate number: 5090-7988-0032-8009-3203		

Property type: End-terrace house
Total floor area: 60 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 B. 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
82+	A		87 A
81-91	B	83 B	
69-80	C		
55-68	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.