

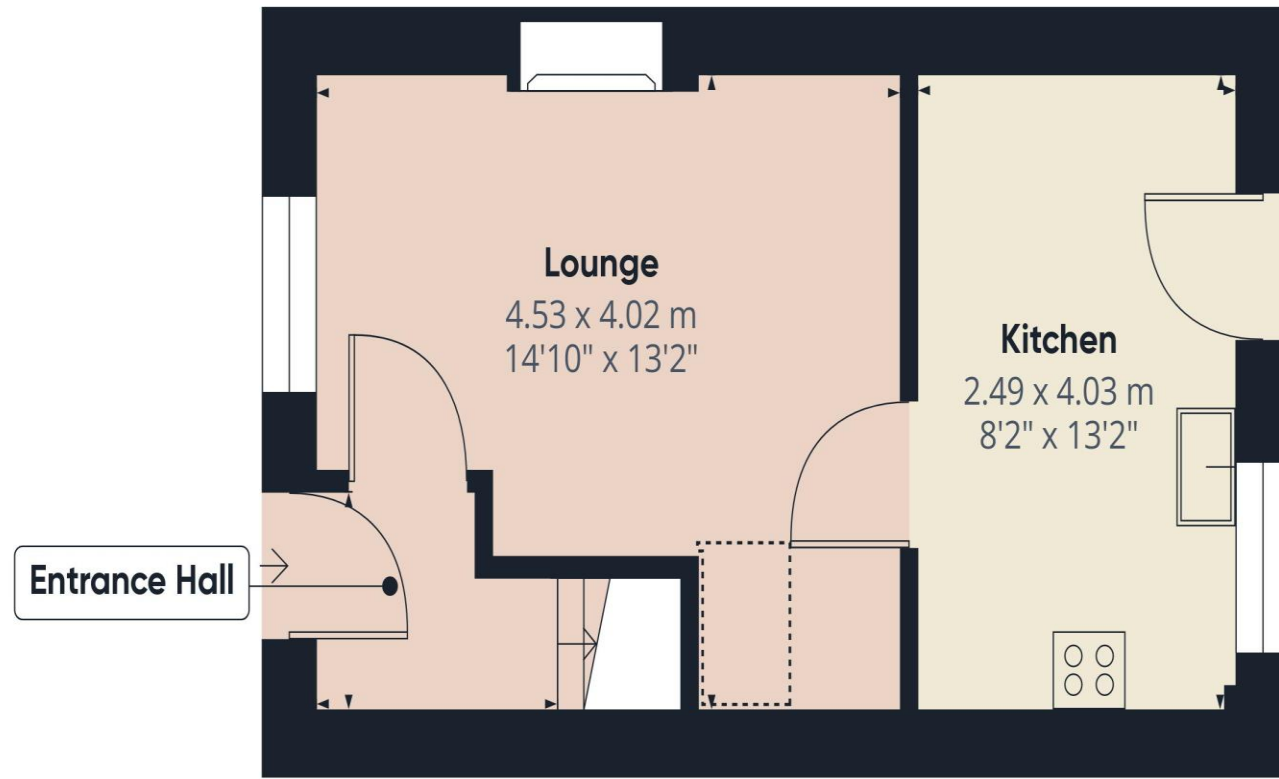


71 Windsor Road, Bridgwater, TA6 4HD

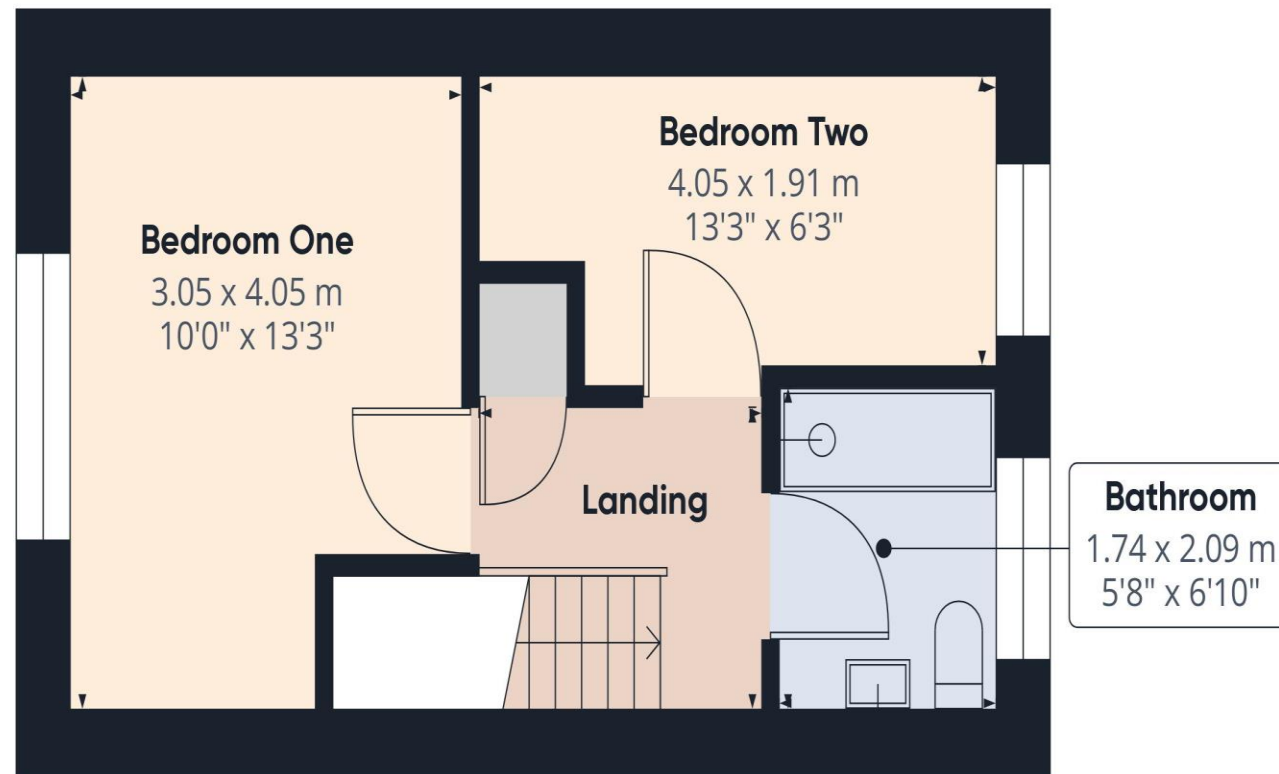
£195,000 - Freehold

Two Bedrooms | Garage & Parking | Modern Kitchen & Bathroom | Very Well Maintained | Front Windows & Front Door Replaced 2023 | Well Proportioned South Facing Rear Garden | Solar Panels | Local Education For All Years | Easy Access To M5 | Council Tax Band: A & EPC Rating: D





Floor 0



Floor 1



Approximate total area<sup>m</sup>  
 54.18 m<sup>2</sup>  
 583.16 ft<sup>2</sup>

Reduced headroom  
 0.7 m<sup>2</sup>  
 7.55 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 (below 1.5m/4.92ft)

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 at the end of Windsor Road with no passing traffic and a south facing garden, this two bedroom home is in good order throughout.

With a nice modern kitchen and modern shower room, the property has been very much improved and well maintained over recent years.

This includes new windows to the front and a new front door in January 2023.

There is a good size rear garden with an extended patio area and outside tap, plus a garage situated a short distance from the house.

The loft is part boarded, insulated and comes with a fitted loft ladder.

You will also find solar panels on the rear and south facing aspect of the roof. These solar panels are owned outright and our vendor benefits from a payback scheme that is in place.

Locally there is education for all years on this side of Bridgwater, from nursery to college years. Plus, there are many amenities to be found on the development itself, Westonzoyland Road or Parkway.

For the commuter, the A39 is easy to pick up, as is the M5, with Junction 23 being just under a 10 minute drive away.

### Energy performance certificate (EPC)

71, Windsor Road BRIDGWATER TA6 4HD	Energy rating <b>D</b>	Valid until: 7 August 2027
		Certificate number: 8623-7328-5100-6328-3906

Property type: Mid-terrace house  
Total floor area: 57 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		68 B
69-80	C		
55-68	D	66 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.