

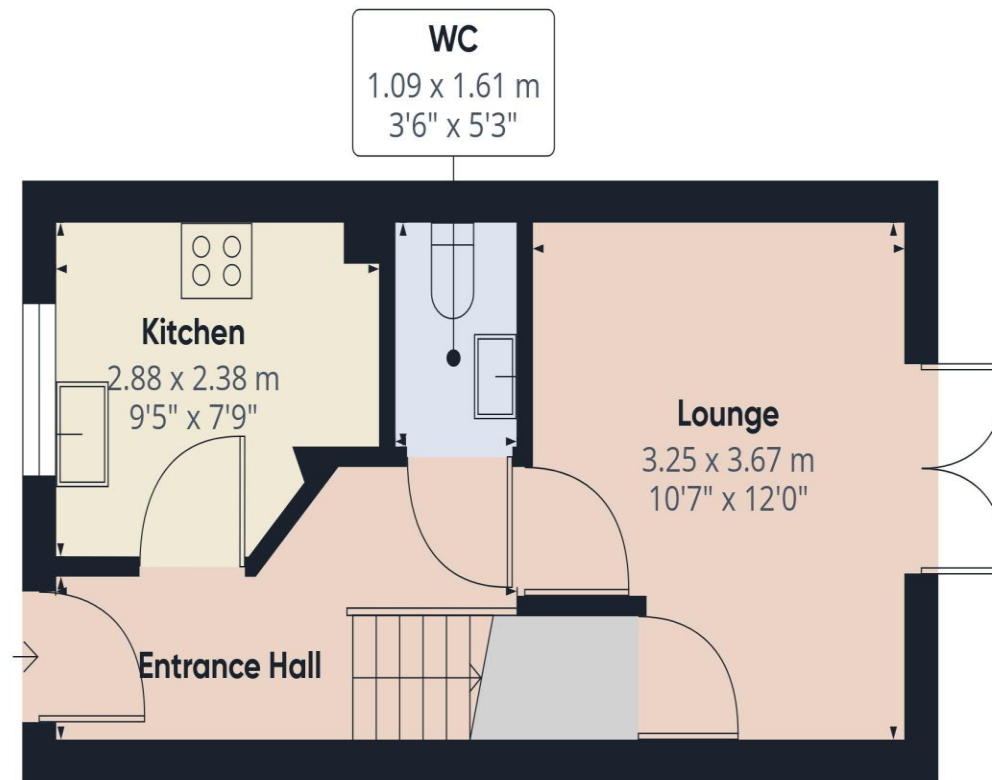


44 Romney Road, Bridgwater, TA6 6WQ

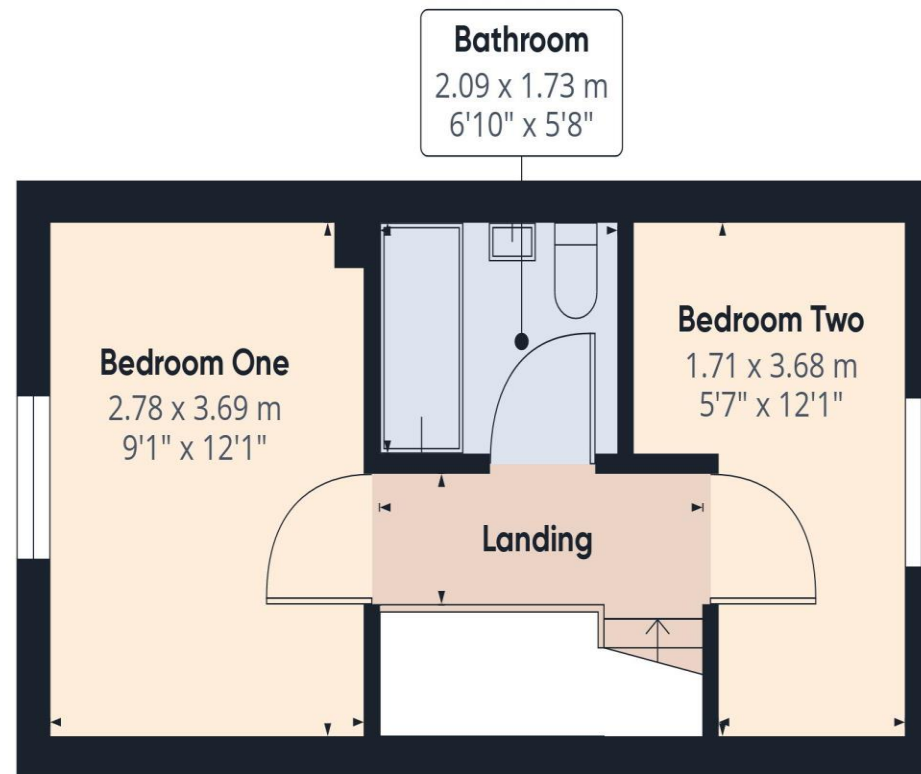
£198,000 - Freehold

No Onward Chain | Garage & Parking | Two Bedrooms | Cloakroom | Gas Central Heating | Fully Double Glazed | East Facing Rear Garden |
Within Walking Distance Of Shops & School | Well Presented | Council Tax Band: B & EPC Rating: B





Floor 0



Floor 1



Approximate total area⁽¹⁾

51.48 m²
554.17 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

Contact us: 43 High Street, Bridgwater, Somerset, TA6 3BG
01278 418005 | bridgwater@leesandwaters.co.uk | www.leesandwaters.co.uk

THE PROPERTY

NO CHAIN, PLUS GARAGE & PARKING - Well positioned within walking distance of the shops and primary school on the development, this is a smart modern home.

To the ground floor is the kitchen, cloakroom and lounge.

To the first floor are both bedrooms and the main bathroom.

The home is fully double glazed and is warmed by a gas central heating system. Outside there is a small front garden and the east facing rear garden leads to the garage and parking.

Energy performance certificate (EPC)

11, Belgravia Drive BRICKSWATER TAS 4CH	Energy rating B	Valid until: 29 February 2025 Certificate number: 8975-7432-3940-1319-4926
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Property type: Semi-detached house
Total floor area: 58 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
92+	A		95 A
81-91	B	82 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.