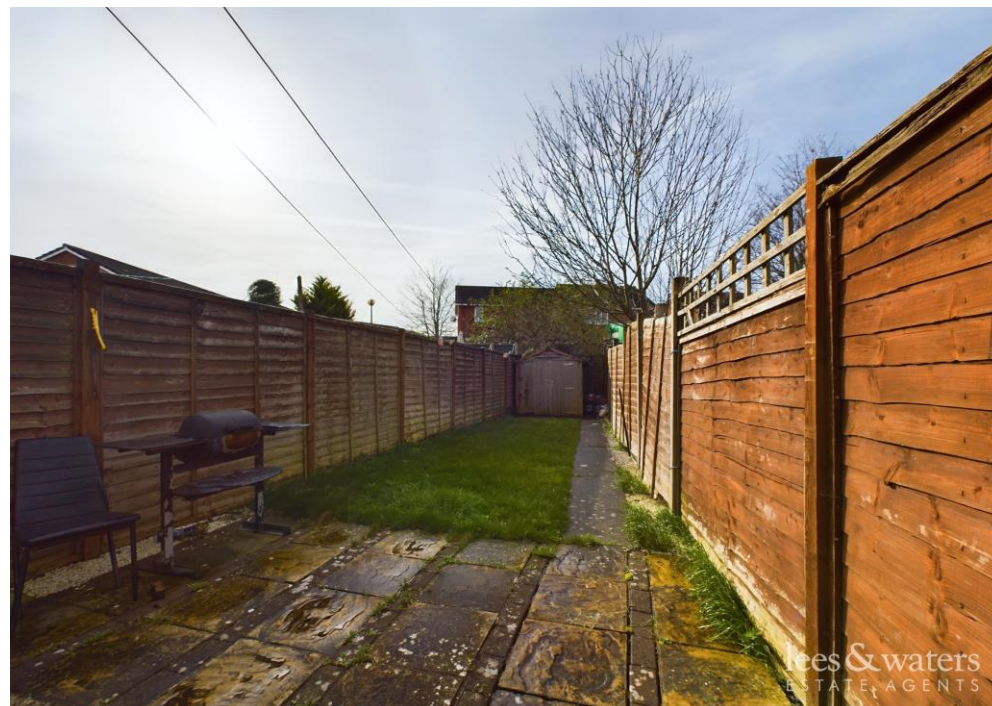
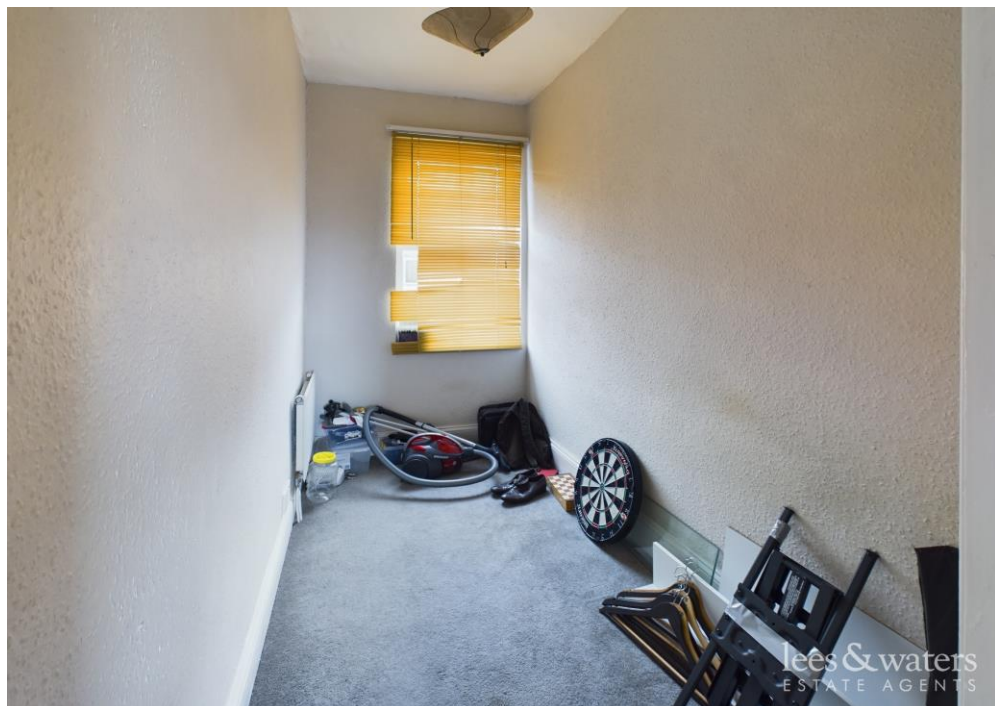


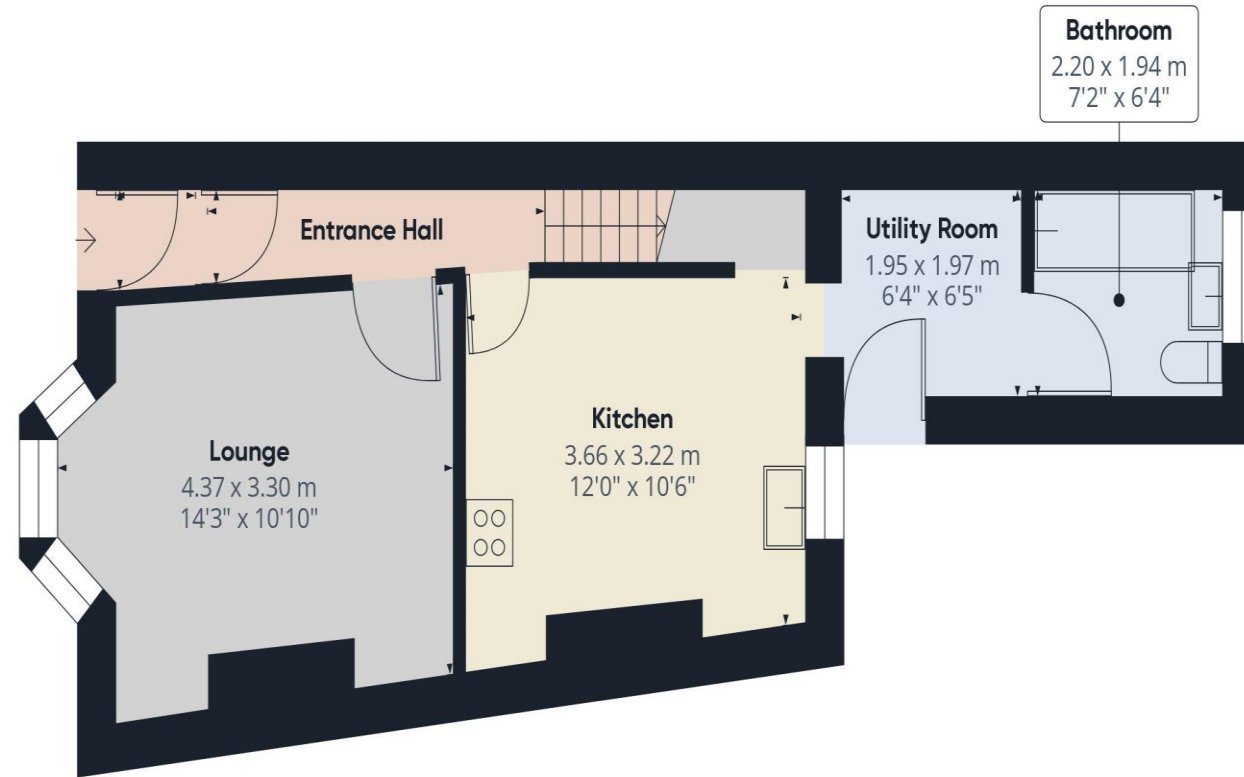


46 Old Taunton Road, Bridgwater, TA6 3NU

£155,000 - Freehold

Non Onward Chain | Two Beds, Plus Study | Front Aspect Lounge | Kitchen/Breakfast Room | Utility Room | South West Facing Garden |
Small Front Garden Giving Space From Road | Many Local Amenities | Walking Distance From Town Centre | Council Tax Band: A & EPC Rating: D

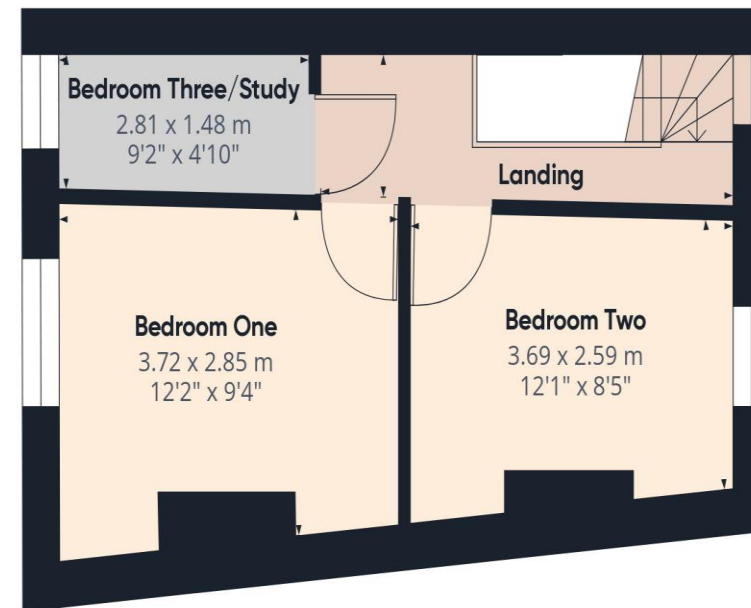




Floor 0

Approximate total area⁽¹⁾

68.78 m²
740.33 ft²



Floor 1

(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

Available with NO ONWARD CHAIN, this two/three bed property comes with a front aspect Lounge, Kitchen/Breakfast Room and UTILITY ROOM to the ground floor.

The main family Bathroom also occupies the ground floor and can be accessed through the Utility Room, which gives access to the garden as well.

The rear garden is of a good size and is south west facing.

Back inside and the property is warmed by a gas central heating system. The boiler can be found in the Kitchen and all windows are UPVC double glazed.

The property is just a short walk from Bridgwater's town centre and there are more amenities to be found on Taunton Road, with Junction 24 of the M5 just a short drive away.

We would urge interested parties to check the size of the Study/Bedroom Three on our floor plan, before viewing.

Energy performance certificate (EPC)

| | | |
|--|---------------------------|---|
| 46 Old Taunton Road BRIDGWATER TA8 3NU | Energy rating D | Valid until: 25 August 2033 Certificate number: 3237-5428-2200-0418-7296 |
|--|---------------------------|---|

Property type: Mid-terrace house
Total floor area: 49 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 | | |
| 69-80 | C | | |
| 55-68 | D | 63 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.