

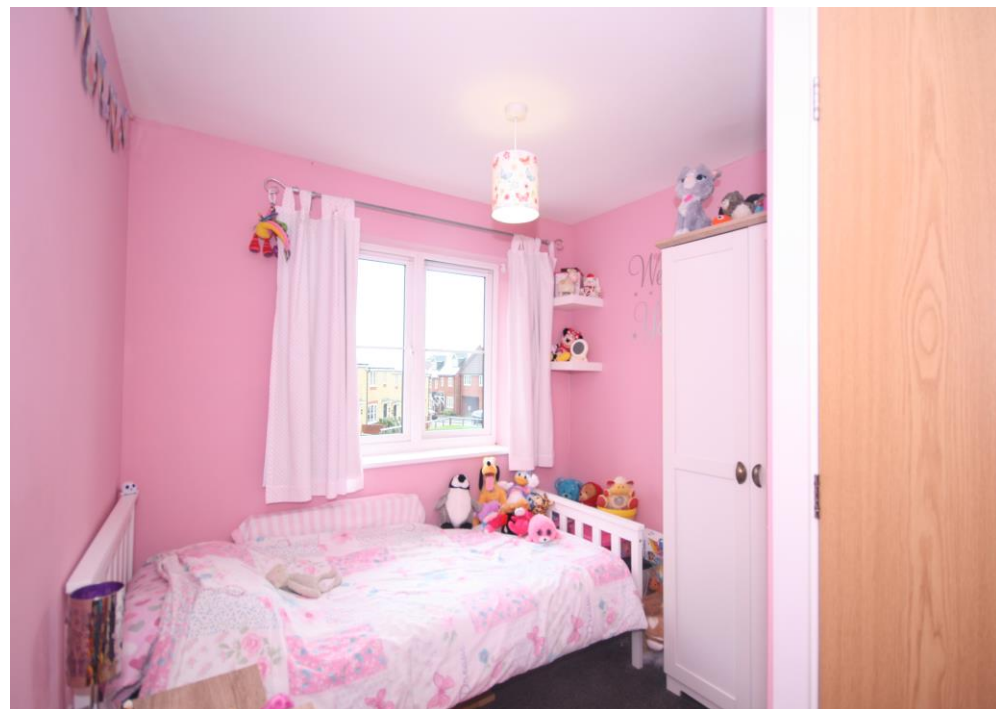


23a Lilliana Way, Bridgwater, TA5 2GG

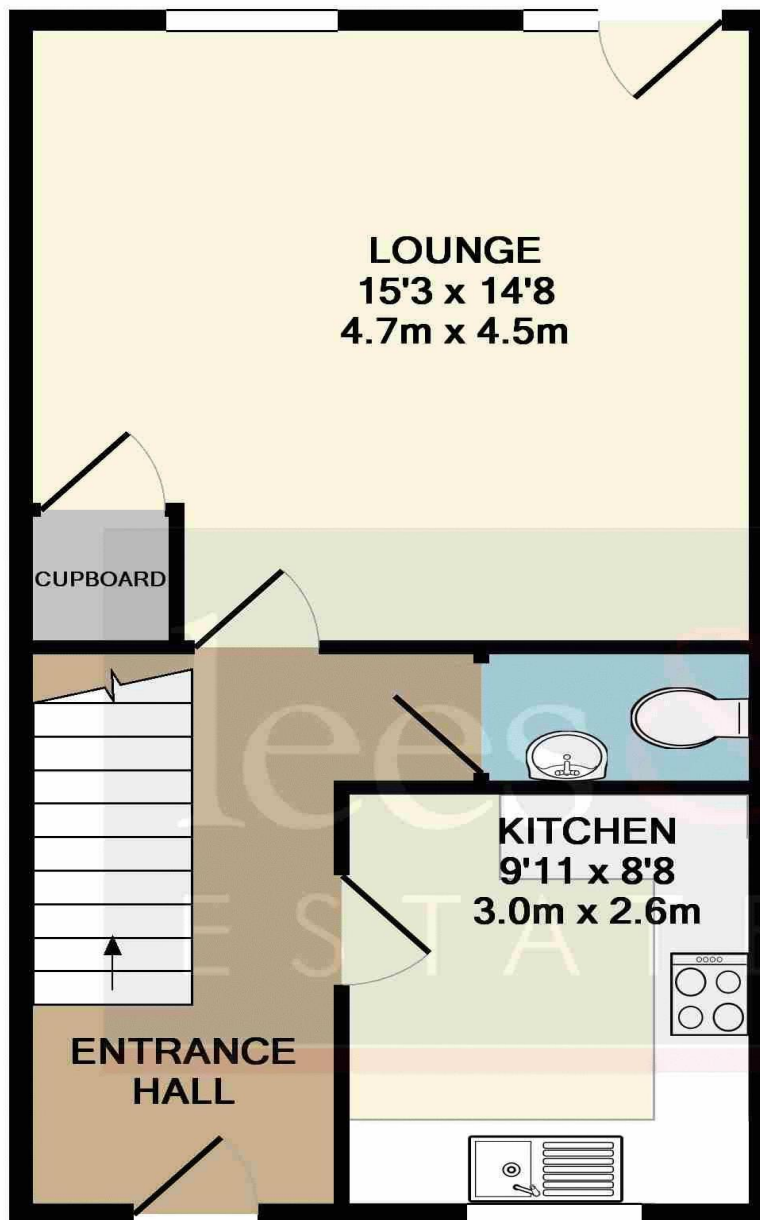
£75,000 - Share of Freehold

Shared Ownership Property (40% Share) | Opportunity To Staircase | Three Bedroom End-Terrace House | Modern Black Gloss Fitted Kitchen | Downstairs WC | Good Size Rear Aspect Lounge | Two Double Bedrooms & Good Size Third | Family Bathroom | Gas Central Heating & Double Glazing | EPC Rating: B

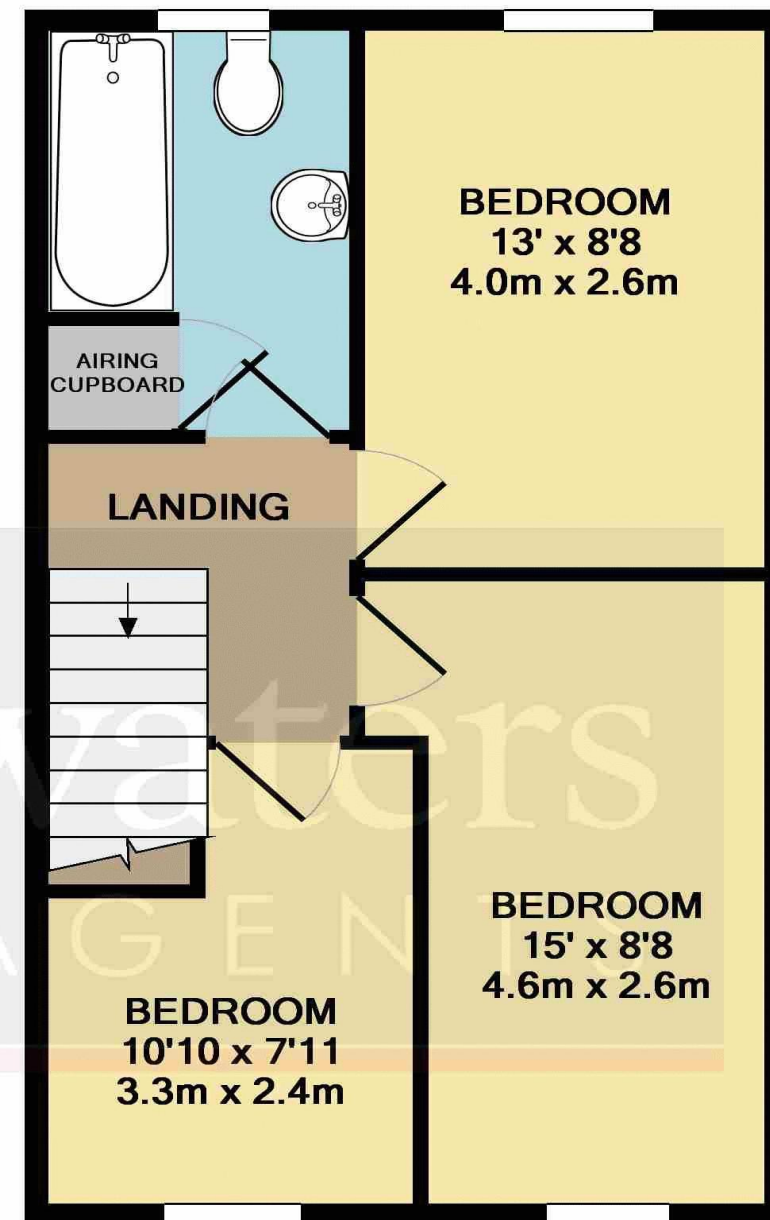








GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## THE PROPERTY

\*\*\*SHARED OWNERSHIP\*\*\* 40% SHARE (Opportunity to staircase).

This delightful three bedroom end-terrace house offers a great opportunity for those wishing to get onto the property ladder. Located on the Wilstock Village Development on the south side of Bridgwater there is good access to the M5 and the village of North Petherton is a short drive away offering numerous pubs and restaurants, schooling, butchers, dentist and food shops.

An ideal starter home, the property offers three good size bedrooms and off road parking for two vehicles.

In good order through the property has NHBC guarantee remaining and is offered for sale with no onward chain.

A modern property with black high gloss fronted kitchen units, downstairs WC and a rear aspect lounge/diner with access to the enclosed rear garden (shed to remain).

Upstairs is a large master bedroom, second double bedroom and good size single, plus a spacious family bathroom can be found.

The property is heated by gas fired central heating via combi-boiler and the property is fully double glazed.

The housing association is Live West and for the remaining 60% there are rental payments of £291.10 per month. Ground rent and estate charges are included in monthly rent charge, as is the buildings insurance. Early viewings advised.

**Dominika Chwiejczak**  
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YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

### 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.

## Energy Performance Certificate



23a Lilliana Way  
BRIDGWATER  
TA5 2GG

Dwelling type:  
Date of assessment:  
Date of certificate:  
Reference number:  
Type of assessment:  
Total floor area:

End-terrace House  
22 August 2011  
30 November 2011  
8689-8738-9850-4332-0922  
SAP, new dwelling  
81.12 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B	84	84	(81-91) B	87	87
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

### Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	79 kWh/m <sup>2</sup> per year	79 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	1.2 tonnes per year	1.2 tonnes per year
Lighting	£48 per year	£48 per year
Heating	£225 per year	£225 per year
Hot water	£67 per year	£67 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit [www.energysavingtrust.org.uk](http://www.energysavingtrust.org.uk)