

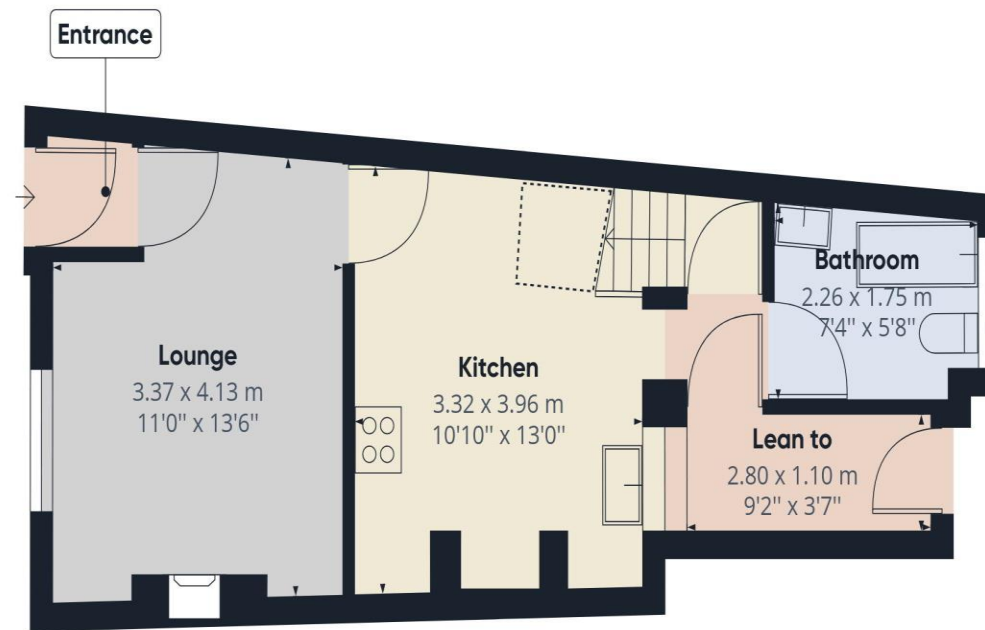


54 Old Taunton Road, Bridgwater, TA6 3NU

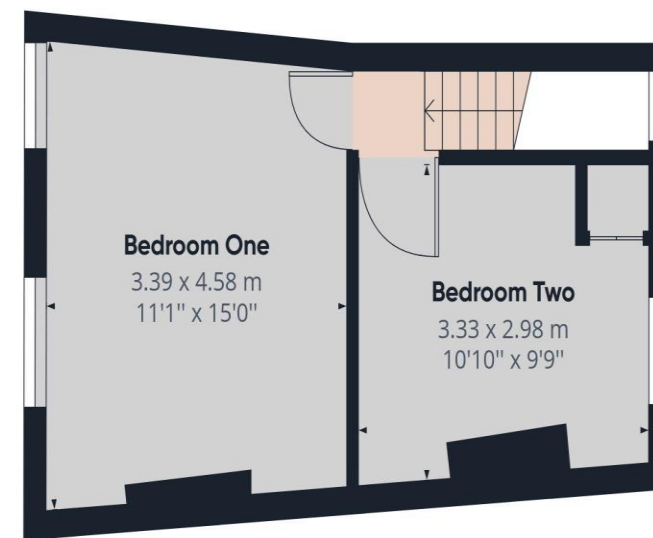
£150,000 - Freehold

No Onward Chain | Two Double Bedrooms | Front Aspect Lounge | Good Size Kitchen | Ground Floor Bathroom | Gas Central Heating | Sunny South West Facing Rear Garden | Walking Distance From Town Centre | Primary & Secondary Schools Near-by | Council Tax Band: A & EPC Rating : C





Floor 0



Floor 1



Approximate total area⁽¹⁾

60.56 m²
651.87 ft²

Reduced headroom

1.13 m²
12.17 ft²

(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

Walking distance from the town centre, this two double bedroom property is available with NO ONWARD CHAIN.

Internally the property has a front aspect lounge, with kitchen having ample work surface space, beyond.

The ground floor also plays host to the bathroom and a lean-to space that leads to the garden.

To the first floor are two double bedrooms. The second bedroom has a cupboard housing the gas boiler. There is also access to the loft, which is insulated and has good head height.

All of the external facing doors and windows are UPVC double glazed and in 2014 the main roof was re-felted, battened and the flashing was replaced as well.

Previously a buy to let property, the property had a landlord gas safety check done in February 2023.

Energy performance certificate (EPC)

54 Old Taunton Road BRIDGWATER TA6 3NU	Energy rating C	Valid until: 22 September 2033 Certificate number: 0330-2842-2310-2427-3085
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Property type: Mid-terrace house
Total floor area: 62 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 current energy rating is C. 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	76 C	81 B
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.