



40 Westminster Way, Bridgwater, Somerset TA6 4GB

A well presented modern house in popular location close to local amenities and primary school.

Bridgwater Town Centre 2.7 Miles - M5 (Junction 23) 1.8 Miles

- 3 Bedrooms
- One Off-Road Parking Space
- Enclosed Rear Garden
- Available Feb 2026
- 12 Months Plus
- Deposit: £1494
- Council Tax Band: B
- Tenant Fees Apply
- A Pet Considered (Terms Apply)

**£1,295 Per Calendar Month**

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## ACCOMMODATION TO INCLUDE

Front door leading into;

### HALLWAY

With radiator, hard flooring, stairs rising to the first floor and doors to;

### DOWNSTAIRS CLOAKROOM

Comprising of; wash hand basin, radiator, WC and window.

### SITTING ROOM

Overlooking the front of the property with hard flooring, radiator, understairs cupboard and door through to;

### KITCHEN/ DINER

Modern fitted kitchen area comprising of; shaker style cupboards and drawers, laminate wood effect work surface, space and plumbing for washing machine and tumble dryer, stainless steel sink and draining board, cupboard housing the boiler, integrated electric oven, gas hob with extractor fan above and space for free standing fridge/freezer. The dining area has a radiator, space for table and chairs and patio doors leading out to the rear garden.

### STAIRS & LANDING

Carpeted stairs and landing with storage cupboard and doors to;

### BEDROOM 1

Double bedroom with carpet, radiator, storage cupboard and windows overlooking the front of the property. Door to;

### EN-SUITE

Comprising of; WC, enclosed shower cubicle, wash hand basin, radiator and window.

### BEDROOM 2

Double bedroom with carpet, radiator and windows overlooking the rear of the property.

### BEDROOM 3

Single bedroom with carpet, radiator and windows overlooking the rear of the property.

### BATHROOM

Comprising of; bath, wash hand basin, WC and radiator.

### OUTSIDE

To the front of the property is one allocated off-road parking space. To the rear of the property is an enclosed garden, mainly laid to lawn, patio area, shed, rear gate.

### SERVICES

Electric - Mains connected

Drainage - Mains connected

Water - Mains connected

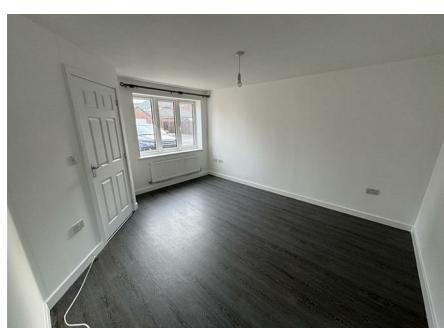
Gas - Mains connected

Heating - Gas central heating

Ofcom predicted broadband services - Standard: Download 6 Mbps, Upload 0.8 Mbps. Superfast: Download 73 Mbps, Upload 20 Mbps. Ultrafast: Download 940 Mbps, Upload 940 Mbps.

Ofcom predicted mobile coverage for voice and data: Internal likely on O2 and Vodafone. External likely on EE, Three, O2 and Vodafone.

Local Authority: Council tax band B



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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