

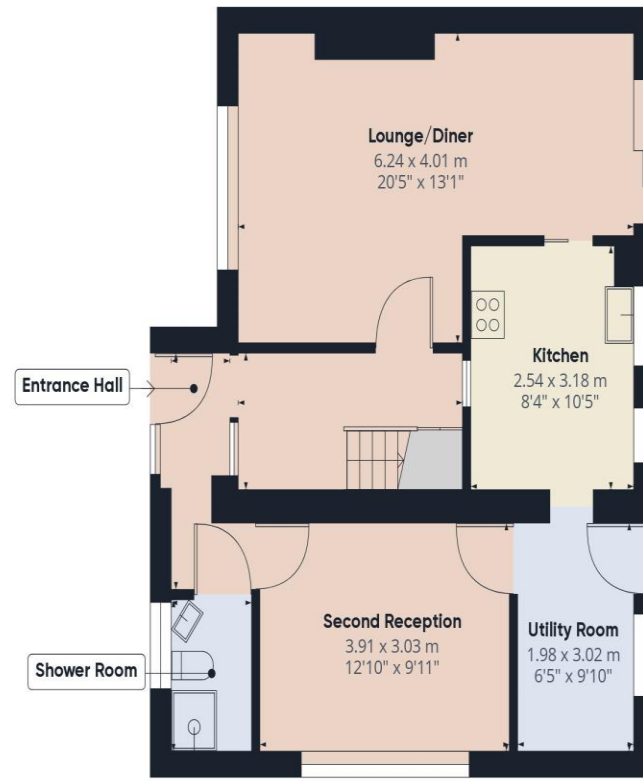


3 Alderney Road, Bridgwater, TA6 5BX

£260,000 - Freehold

Extended Three Bedroom Semi Detached | Additional Reception Room/Bedroom To Ground Floor | First Floor Bathroom & Ground Floor Shower Room | Kitchen & Utility Room | Dual Aspect Lounge/Diner | Corner Plot With Garage & Ample Parking | Low Maintenance Rear Garden | Local Education & Amenities | Good Access Into Town & To M5 | Council Tax Band: C & EPC Rating: D





Floor 0 Building 1



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**Approximate total area<sup>®</sup>**  
95.5 m<sup>2</sup>  
1027.93 ft<sup>2</sup>

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

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## THE PROPERTY

Having been extended to the ground floor, this three bedroom semi detached property still benefits from a good plot size, allowing for parking for three cars, in addition to the garage.

The garage (2.57m x 5.19m or 8'5" x 17'0") has an up and over door from the driveway and a door from the garden. It also has power running to it.

The extension provides an additional shower room, reception room or bedroom and utility room. Therefore this space could be great for a co-living arrangement or even as a home working solution.

In addition to the space offered by the extension, you'll find a spacious entrance hall, dual aspect lounge/diner and a modern kitchen with views into the low maintenance rear garden.

Fully UPVC double glazed, the property is warmed by a gas central heating system. The 'Vaillant' boiler is regularly serviced and positioned in the utility room.

A couple of further points to note would be that the loft is part boarded, has a fitted loft ladder and a light. Also the fibreglass roof to the extension was added in August 2023 and comes with a 10 year guarantee.

This is a lovely home, with great versatility and many possibilities. There is education for all ages on this side of Bridgwater and many amenities within easy reach, including those found on neighbouring Wye Avenue and those on Westonzoyland Road.

### Energy performance certificate (EPC)

3, Alderney Road BRIDGWATER TA6 5BX	Energy rating <b>D</b>	Valid until: 19 September 2029 Certificate number: 0067-2869-7819-9691-0085
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Property type: Semi-detached house  
Total floor area: 98 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		81 B
69-80	C		
55-68	D	64 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.