

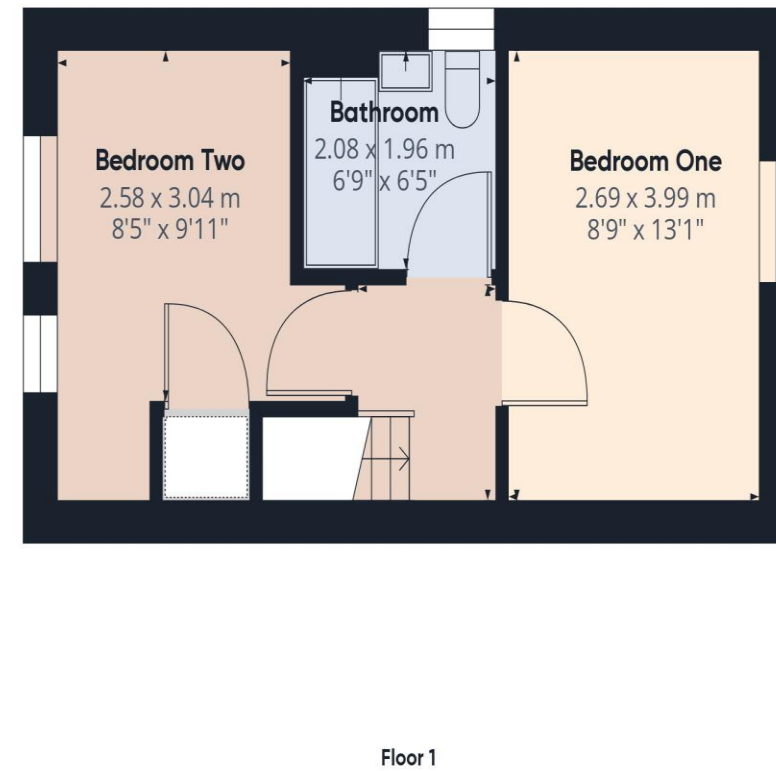
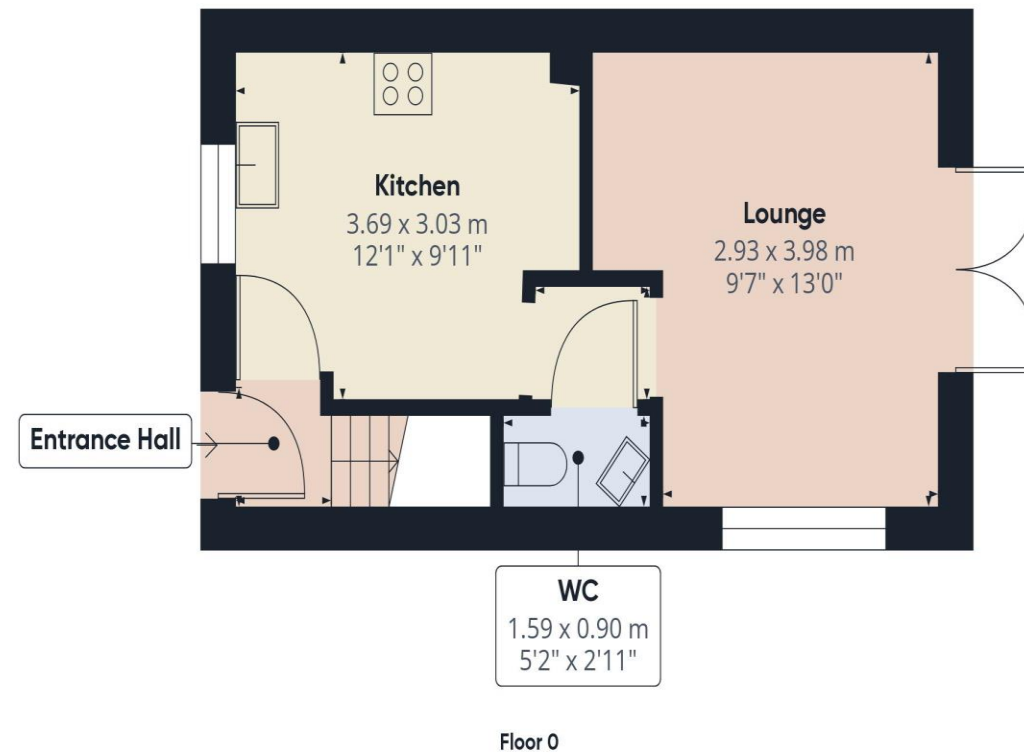


1 Galloway Drive, Bridgwater, TA6 4AN

£205,000 - Freehold

Vendors Already Agreed Their Next Purchase | Two Bedrooms | Off Road Parking To Front | Modern Kitchen With Ample Work Surface Space | Ground Floor Cloakroom | Rear Aspect Lounge With French Doors | South Facing & Low Maintenance Rear Garden | Modern Bathroom With Shower Over Bath | Central Location - Easy Access To Schools, Amenities & M5 | Council Tax Band: B & EPC Rating: B





Approximate total area⁰¹
56.6 m²
609.2 ft²

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

Situated close to Bridgwater's town centre and within easy reach of the M5, this two double bedroom property is situated in a quiet cul de sac position with off road parking.

Internally the property is modern and very well presented.

To the front is the kitchen with access to the cloakroom and the lounge. There is good work surface space in what is a stylish kitchen, complete with integrated fridge/freezer, dishwasher and washing machine.

The lounge has French doors into the rear garden which is south facing and low maintenance.

To the first floor are the two double bedrooms and modern bathroom.

Being a modern property it is warmed by a gas central heating system and is fully UPVC double glazed.

Please note that our vendors have agreed a purchase already and the owners of that home will break the chain.

Energy performance certificate (EPC)

1 Calloway Drive Bridgwater TA6 4AN	Energy rating B	Valid until: 7 December 2030
Certificate number: 9330-6932-1009-0128-0202		

Property type: End-terrace house
Total floor area: 60 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 B. It has the potential to be A.

[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		97 A
81-91	B	83 B	
69-80	C		
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.