



1 Helena Court, Colley Lane, Bridgwater, Somerset, TA6 5FL

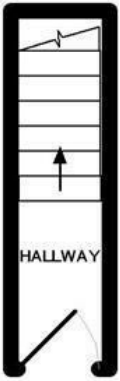
A detached coachhouse with UPVC double glazing and full gas central heating. Well proportioned lounge with two front aspect windows and open walkway through to kitchen/breakfast room with contemporary fitted units and built-in cooking appliances. Two bedrooms and modern white bathroom with over bath shower. The property benefits from a garage with light and power and store cupboard. The property is fitted with quality floor coverings, curtains and light fittings and is within walking distance of Bridgwater town centre. Energy Performance Rating C. Available May 2024.

- DETACHED COACH HOUSE
- 2 BEDROOMS
- MODERN PROPERTY
- GAS CENTRAL HEATING
- DOUBLE GLAZED
- GARAGE/PARKING
- CLOSE TO LOCAL AMENITIES
- COUNCIL TAX BAND - A

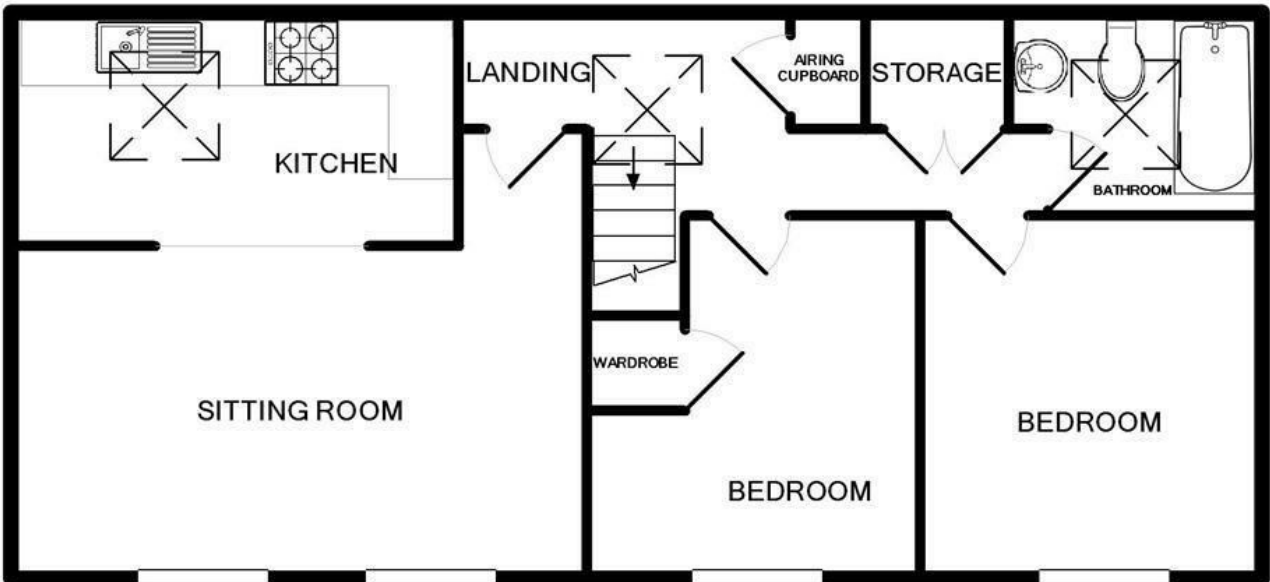
£925 PCM

TOTAL APPROX. FLOOR AREA 683 SQ.FT. (63.5 SQ.M.)

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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GROUND FLOOR
 APPROX. FLOOR
 AREA 32 SQ.FT.
 (3.0 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 651 SQ.FT.
 (60.5 SQ.M.)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		80	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	