

Friarn Street
Bridgwater
TA6 3LJ



JOSEPH CASSON
the estate agency your home deserves



JOSEPH CASSON
For Sale

P Disabled badge holders only





£180,000

- Mid-Terraced Property
 - Two Bedrooms
- First Floor Shower Room
 - Lounge/Diner
 - Kitchen
 - Conservatory
- Ground Floor Cloakroom (WC)
 - Courtyard Garden
 - Garage
- Close To Town Centre

Positioned close to the centre of the market town of Bridgwater, is this well presented, two bedroom property which was constructed in 2000 and is available with NO ONWARD CHAIN.

ACCOMMODATION

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This property briefly comprises: entrance hallway, cloakroom, kitchen, lounge/diner and conservatory to the ground floor, with two bedrooms and shower room accessed from the first floor landing. Externally, there is a small rear courtyard garden and a garage located a short distance away.

Tenure: Freehold.

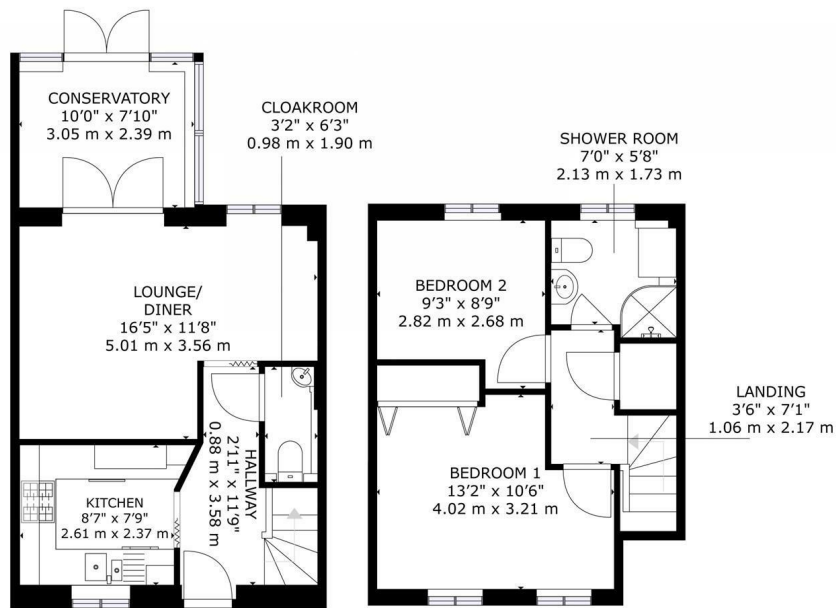
Garage: Included is a leasehold garage located under a coach house at the end of the block. 999 years from 01/01/2000. £10 per annum ground rent.

Permit Parking: On street residents permit parking is available and is subject to an annual fee. Please contact Somerset Parking Services for further details and prices.

LOCATION

Positioned on the edge of Bridgwater's town centre, this property is ideally positioned close to a wide range of amenities and further benefits from excellent transport links to the M5 motorway and mainline rail link. A short distance to the West is the Quantock Hills, an Area of Outstanding Natural Beauty.





GROSS INTERNAL AREA
 FLOOR 1: 344 sq.ft, 32 m² FLOOR 2: 290 sq.ft, 27 m²
 EXCLUDED AREAS: CONSERVATORY: 75 sq.ft, 7 m²
 TOTAL: 634 sq.ft, 59 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Council Tax Band

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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