

Kendale Road  
Bridgwater  
TA6 3QF



  
**JOSEPH CASSON**  
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£215,000

- Mid-Terraced Property
- Three Bedrooms
- Ground Floor Shower Room
  - Lounge
- Modern Fitted Kitchen
  - Conservatory
- Gas Central Heating
  - Double Glazing
- Enclosed Rear Garden
- Parking To Front & Rear Aspects

Situated within a popular residential area on the sought-after West side of Bridgwater, close to Victoria Park and an excellent range of local amenities, is this spacious three-bedroom property with a conservatory and parking to both front and rear aspects. EPC RATING: C.

## ACCOMMODATION

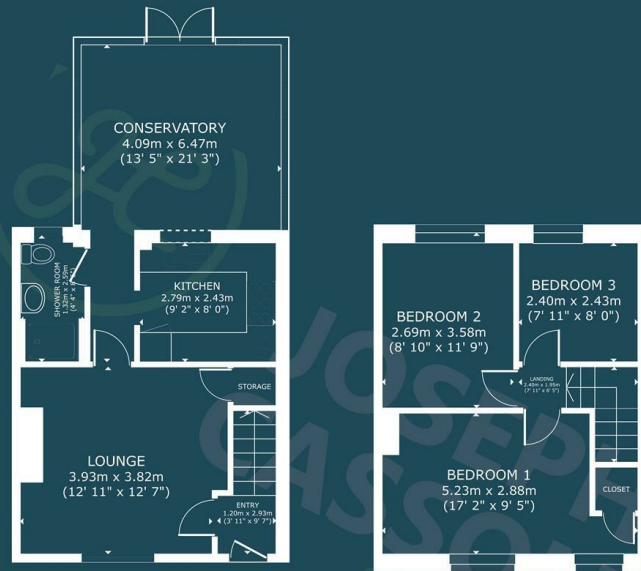
This double glazed, gas centrally heating accommodation briefly comprises: entrance hall, lounge, inner hallway, kitchen, shower room and conservatory to the ground floor. Arranged on the first floor and accessed from the landing are three bedrooms. Externally, there is parking to the front aspect, enclosed rear garden with patio and lawned area, and additional parking beyond the garden.

## LOCATION

Only a few minutes from Bridgwater town centre, Kendale Road 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.







FLOOR 1

FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 49.9 m<sup>2</sup> (537 sq.ft.) FLOOR 2 34.2 m<sup>2</sup> (369 sq.ft.)  
 EXCLUDED AREAS : SHED 3.3 m<sup>2</sup> (35 sq.ft.)  
 TOTAL : 84.2 m<sup>2</sup> (906 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

### Council Tax Band

A

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