

Naples View  
Bridgwater  
TA6 3SU



**JOSEPH CASSON**  
the estate agency your home deserves





£239,950

- Spacious End Terraced Property
- Constructed By Notaro Homes in 2004
  - Three Bedrooms
  - Two Bathrooms
  - Lounge
- Open-Plan Kitchen / Diner
- Cloakroom (WC)
- Front & Rear Gardens
- Double Glazing & Gas Central Heating
- Garage & Driveway

Located within Notaro Homes' popular modern development within the parish of Wembdon, is this spacious end terraced property offering three spacious bedrooms (en-suite shower room), an open-plan kitchen/dining room, sperate lounge and a garage, and driveway.

Built in 2004 by a reputable local builder, it offers convenient access to transport links and local amenities such as Wembdon Primary School, Chilton Trinity Secondary School, 1610 Sports Centre, Wembdon park/sports ground, and The Green, a versatile building housing a cricket pavilion, nursery, and village hall.

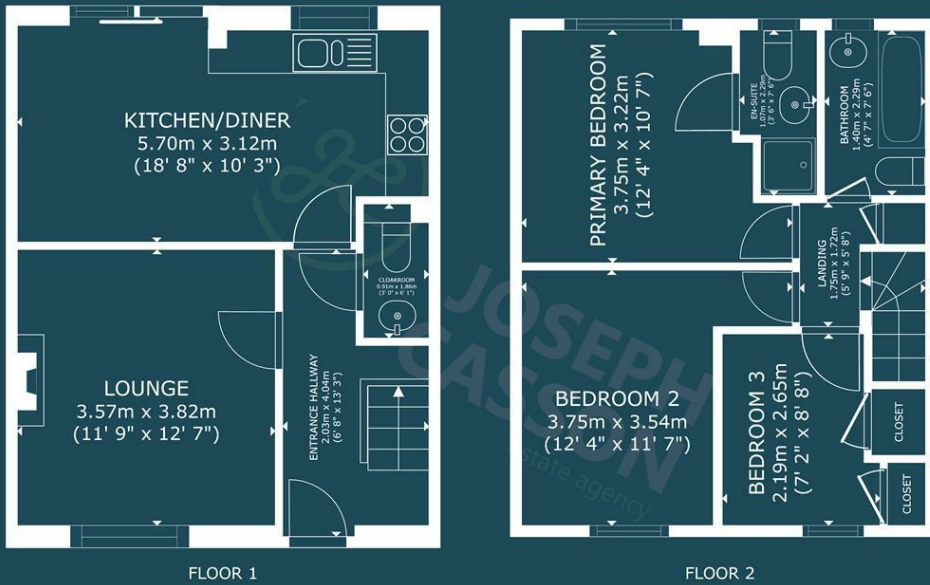
## ACCOMMODATION

This spacious home benefits from double glazing and gas central heating. The ground floor features an entrance hallway, lounge, kitchen/diner, and cloakroom. Upstairs, you'll find a bathroom and three spacious bedrooms, with the primary bedroom enjoying its own en-suite shower room. Outside, there's a front garden, enclosed rear garden with seating and lawned areas, plus a driveway and garage for parking.

## LOCATION

This sought-after development is accessed off Western Way (NDR) and is very popular with families. It is ideally situated for access to both Bridgwater Town Centre and the M5. Chilton Trinity Secondary School & 1610 Sports Centre is a short distance away as are a number of other local amenities. Bridgwater Town Centre offers a wide range of amenities and has 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 39.7 sq.m. (428 sq.ft.) FLOOR 2 38.4 sq.m. (413 sq.ft.)  
 TOTAL : 78.1 sq.m. (841 sq.ft.)  
SIZES AND EXPENDITURES ARE APPROXIMATE, ACTUAL MAY VARY



### Council Tax Band

C

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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