

Pyrland Walk
Bridgwater
TA6 7PF




JOSEPH CASSON
the estate agency your home deserves




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FOR SALE





£365,000

- Semi-Detached Property
 - Four Bedrooms
 - Two Bathrooms
 - Two Reception Rooms
- Open-Plan Kitchen / Dining Room
- Utility Room & Cloakroom
- Parking On Own Driveway
 - Enclosed Rear Garden
- UPVC Double Glazing & Gas Central Heating

Welcome to this delightful property situated in a sought-after Durleigh area of Bridgwater. This home features a double-storey extension, offering four bedrooms upstairs, including an en-suite in the primary bedroom and a family bathroom. Downstairs, you'll find a lounge, sitting room, kitchen/diner, utility room, and cloakroom for added convenience.

The enclosed rear garden offers a safe and secure space for children to enjoy outdoor activities. This property presents an excellent opportunity for those seeking a cozy and roomy family home in a desirable neighborhood.

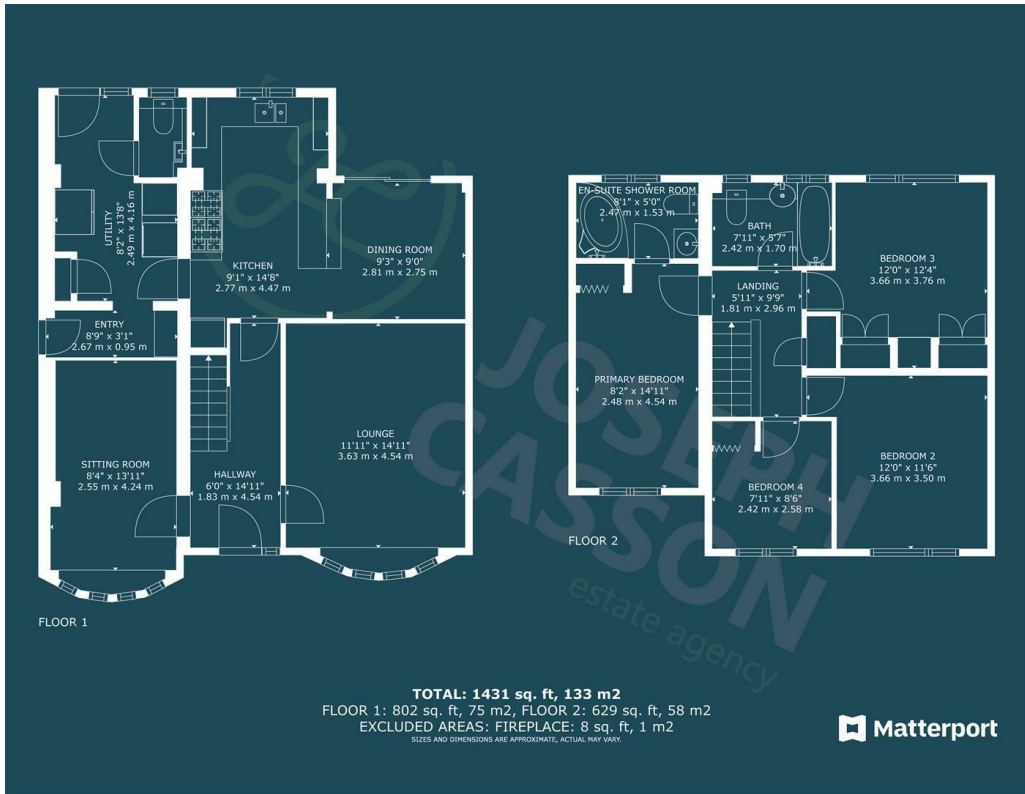
ACCOMMODATION

This double-glazed, gas centrally heated accommodation briefly comprises: an entrance hallway, two independent reception rooms, a kitchen/diner, a utility room, and a cloakroom on the ground floor. Upstairs, there is a landing, family bathroom, and four bedrooms, including the primary bedroom with its own en-suite. Outside, there is a lawned front garden, parking on its own driveway, and an enclosed rear garden with side access.

LOCATION

Positioned with favoured and mature development on the western outskirts of Bridgwater, close to Haygrove Comprehensive School and St. Mary's Primary School, Durleigh is ideally positioned for access to Bridgwater's town centre and the Quantock Hills. Bridgwater offers a wide range of amenities and has excellent transport links to the M5 motorway and mainline rail link.

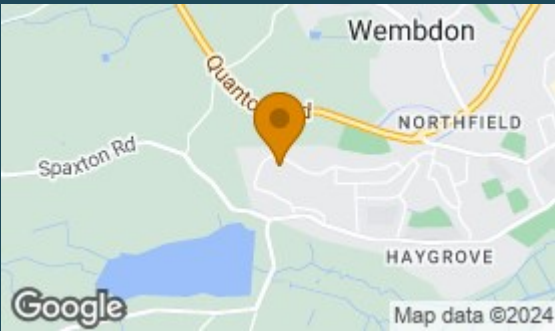




Council Tax Band

D

| 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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