

Caradon Place
Bridgwater
TA6 3TW



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£260,000

- Extended Semi-Detached Property
 - Three Bedrooms
 - First Floor Shower Rooms
 - Separate Lounge
- Open-Plan Kitchen/Dining/Living Room with underfloor heating & AC
 - Cloakroom
- Utility Room / Original Kitchen
- Parking On Own Driveway
 - Front & Rear Gardens
 - Council Tax Band: B

Nestled in 'The Cloisters' near the NDR, this charming three-bedroom semi-detached house offers an expansive open-plan kitchen/dining/living area, perfect for family gatherings, plus a cozy separate lounge for more intimate moments.

ACCOMMODATION

This double glazed, gas centrally heated accommodation briefly comprises: entrance porch with a storage cupboard, hallway, cloakroom, original kitchen (now utility room), lounge, and the extended kitchen/dining/living room with underfloor heating & airconditioning. Arranged on the first floor are three bedrooms and a bathroom all accessed from the landing. Outside, there is parking on own driveway, front garden, and an enclosed hard landscaped rear garden with a shed and hot tub.

LOCATION

This popular development is accessed off Western Way (NDR) and is ideally situated for access to both Bridgwater Town Centre and the M5. Chilton Trinity Secondary School, 1610 Sports Centre (including swimming pool) and The Green is a short distance away, as are a wide range of other local amenities.

Bridgwater offers a full range of facilities including retail, educational and leisure amenities. Bridgwater bus station offers a regular bus service to Taunton together with a daily service to London Hammersmith. There are main line links via Bridgwater Railway station. A short distance to the West is the Quantock Hills, an Area of Outstanding Natural Beauty.





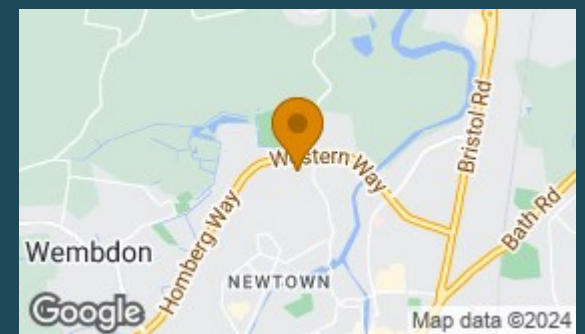
GROSS INTERNAL AREA
 FLOOR 1 77.5 m² (834 sq.ft.) FLOOR 2 32.1 m² (345 sq.ft.)
 TOTAL : 109.5 m² (1,179 sq.ft.)



Council Tax Band

B

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