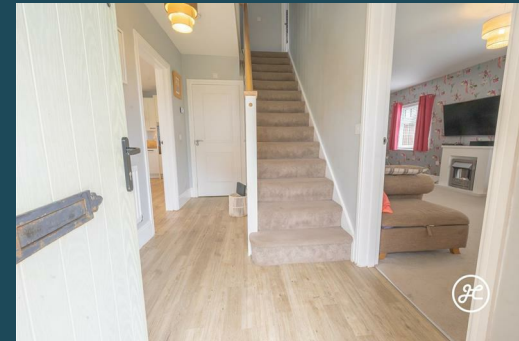


Bath Brick Close  
Chilton Trinity  
Bridgwater  
TA5 2NS



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









£415,000

- Executive Detached Property
- Constructed in 2015 by Redrow to their Shaftesbury design
  - Four Double Bedrooms
  - Primary Bedroom with En-Suite Shower Room & Fitted Wardrobes
- Open-Plan Kitchen/Dining/Living Room
- Separate Dual Aspect Lounge
- Ground Floor Cloakroom & Utility Room
  - Double Garage & Driveway
  - Sought-After Village Location
  - EPC Rating: B

This spacious executive property offers a wealth of family-friendly living space, featuring four double bedrooms, an open-plan kitchen / dining / living room, a dual-aspect living room, and a double garage. Situated in the highly desirable 'Redrow Homes' development in the charming village of Chilton Trinity, this home is sure to impress.

With an impressive energy efficiency rating of B85, you can enjoy both style and sustainability in this modern family home.

## ACCOMMODATION

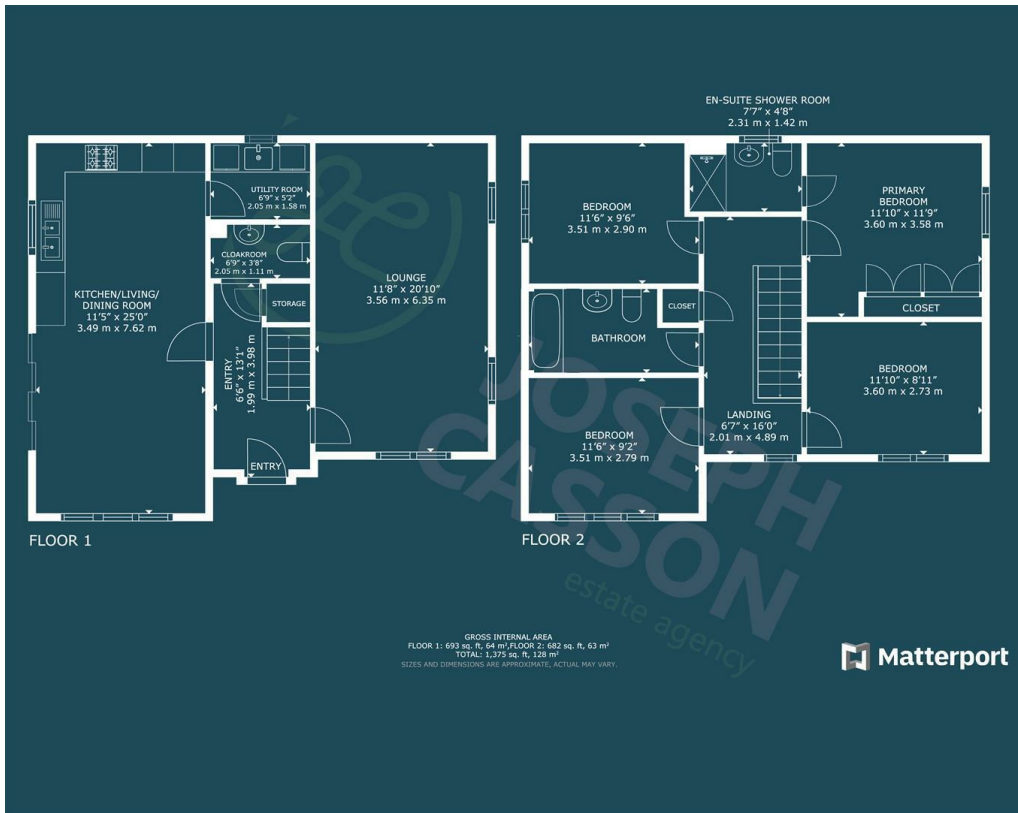
This double-glazed, gas centrally heated accommodation briefly comprises: an entrance hallway, spacious dual-aspect lounge, contemporary open-plan kitchen/dining/family room, cloakroom, and utility room to the ground floor. Arranged on the first floor and accessed from a particularly spacious landing is a family bathroom and four double bedrooms; the primary bedroom benefits from an en-suite shower room and integrated wardrobes. Externally, there is parking on its own double-width driveway, double garage, lawned front garden, and an enclosed rear garden with pergola, seating and lawned areas, and side access.

NB. There is an annual charge of £300 for the maintenance of the Chilton Waters development.

## LOCATION

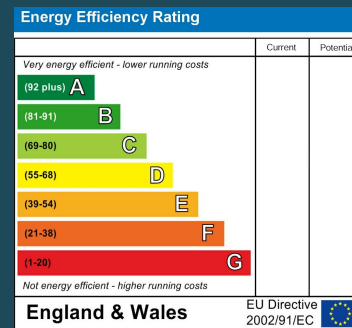
Chilton Trinity is small village just two miles north of the popular Somerset town of Bridgwater and is close to the popular Chilton Trinity seconoundary school and 1610 Sports Centre & Swimming Pool. Bridgwater benefits from excellent local schools and a wide range of shopping & leisure facilities in addition to excellent transport links to the M5 motorway and mainline rail link.





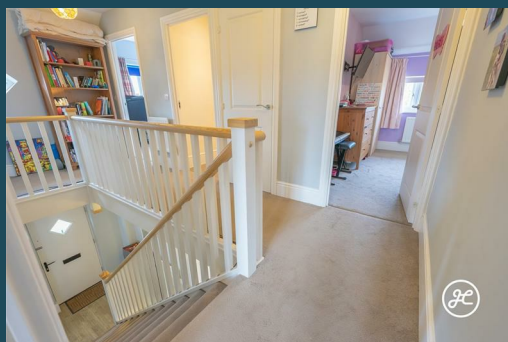
### Council Tax Band

E



**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





Joseph Casson Estate Agency -  
Bridgwater  
1 Friarn Lawn  
Bridgwater  
Somerset  
TA6 3LL

Contact  
01278258005  
office@josephcasson.co.uk  
www.josephcasson.co.uk



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