

Holford Road  
Bridgwater  
TA6 7NT



**JOSEPH CASSON**  
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£310,000

- Extended Semi-Detached Property
  - Three Bedrooms
  - First Floor Bathroom
  - Two Reception Rooms
  - Open-Plan Kitchen/Diner
  - Utility Room & Cloakroom
    - Garage & Driveway
    - Enclosed Rear Garden
- Gas Central Heating & Double Glazing
  - EPC Rating: D

This beautifully presented and significantly improved three-bedroom semi-detached house is a gem in the highly desirable west side of Bridgwater. With a garage and plenty of parking space, this property is perfect for those looking for convenience and style. The open-plan layout includes a cozy sitting room, a spacious living room, a utility room, a cloakroom, and a modern kitchen/diner, making it ideal for entertaining guests or relaxing with family.

## ACCOMMODATION

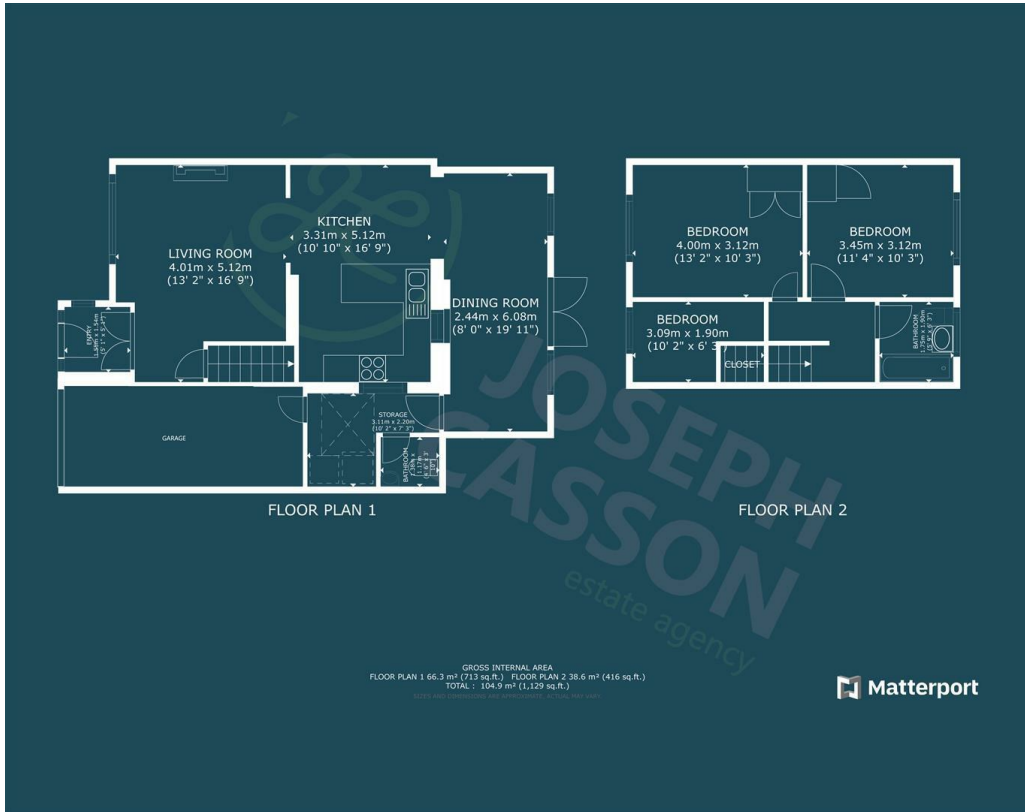
This double glazed, gas centrally heated accommodation briefly comprises: an entrance hallway, sitting room, open-plan kitchen/diner, living room, cloakroom, and utility room to the ground floor. Upstairs there are three bedrooms and a bathroom all accessed from the landing. Outside, there is ample parking to the front aspect, a garage, and an enclosed rear garden which is predominately lawned.

## LOCATION

Positioned to West of Bridgwater Town Centre, this sought-after residential area has a few local amenities including a convenience store, post office, and hairdressers. The location is particularly popular with families as Haygrove School, located off Durleigh Road, is one of Bridgwater's premier secondary schools.

A short distance away, Bridgwater Town Centre offers a wide range of amenities and has excellent transport links to the M5 motorway and mainline rail link. To the West is the Quantock Hills, an Area of Outstanding Natural Beauty.





### 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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