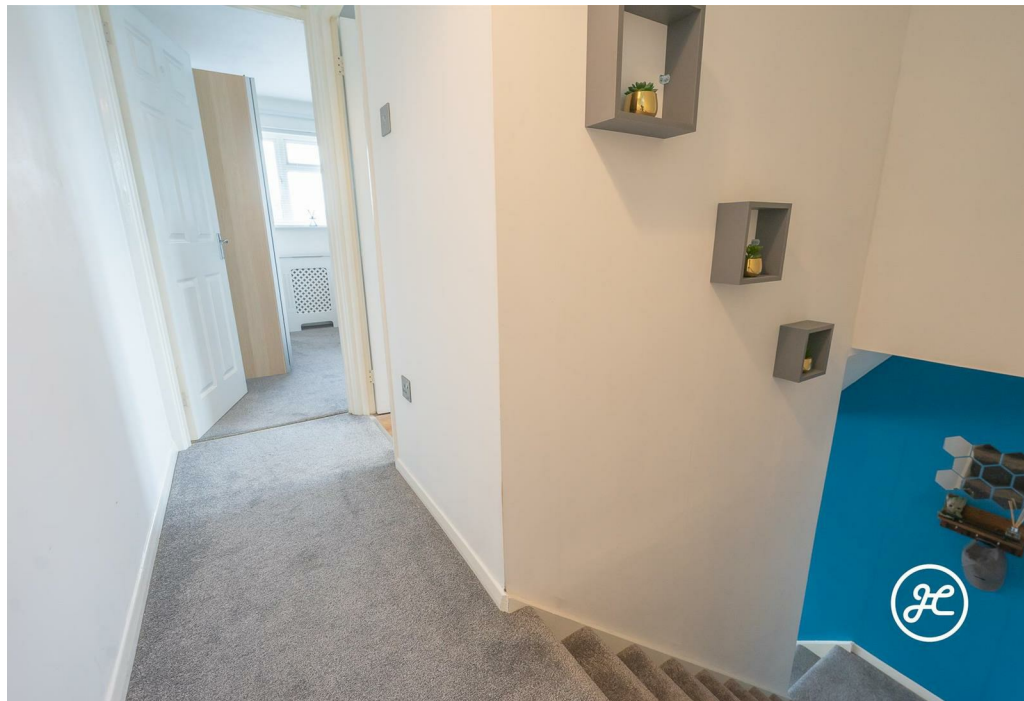


Carlton Drive
Bridgwater
TA6 3TL




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£190,000

- Modern Semi-Detached Property
 - Two Bedrooms
 - One Bathroom
 - Living Room
 - Fitted Kitchen
 - Enclosed Rear Garden
 - Parking
- Gas Central Heating & Double Glazing

Nestled in 'The Cloisters' near the NDR, is this well presented, two bedroom semi-detached property with low maintenance gardens to the front, side and rear aspects, and parking on own driveway.

ACCOMMODATION

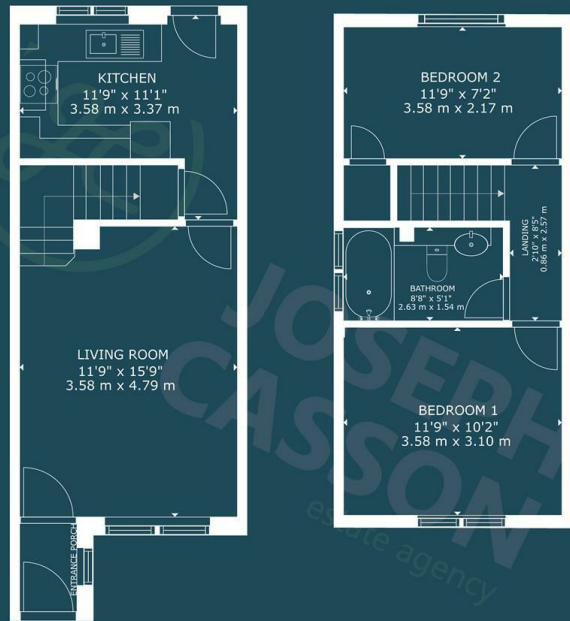
This double glazed, gas centrally heated property briefly comprises: an entrance porch, living room, and kitchen to the ground floor, with two double bedrooms and a bathroom on the first floor. Outside, there are low-maintenance gardens to the front, side, and rear aspects, with the rear being fully enclosed. Beyond the rear garden is a driveway providing parking for a couple of vehicles.

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.



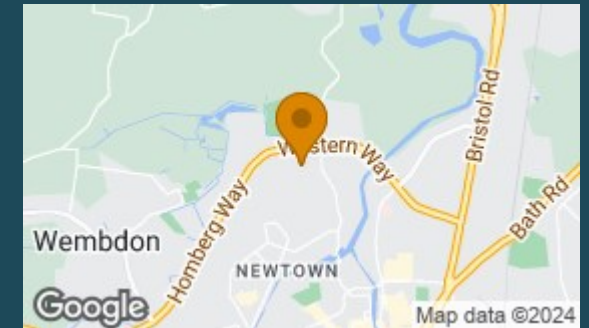


GROSS INTERNAL AREA
 FLOOR 1: 329 sq ft, 30.56 m²; FLOOR 2: 314 sq ft, 29.18 m²
 TOTAL: 643 sq ft, 59.74 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Council Tax Band

B

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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