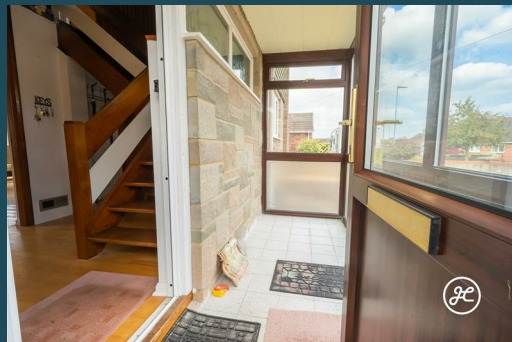


Queenswood Road  
Bridgwater  
TA6 7ND



**JOSEPH CASSON**  
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PH CASSON  
estate agency  
01823 746051  
FOR SALE





£350,000

- Spacious Detached Property
  - Three Spacious Bedrooms
  - First Floor Shower Room
- Open-Plan Lounge/Dining Room/Study
  - Kitchen with Pantry
  - Utility Room & Cloakroom
  - Ample Parking & Garage
  - Enclosed Rear Garden
- Gas Central Heating & Double Glazing
  - No Onward Chain

NO ONWARD CHAIN. Nestled in a highly desirable area, this impressive detached home offers three double bedrooms and spacious living accommodation. Set on an expansive plot, the property features a notably impressive rear garden that offers ample space for relaxation and entertainment.

## ACCOMMODATION

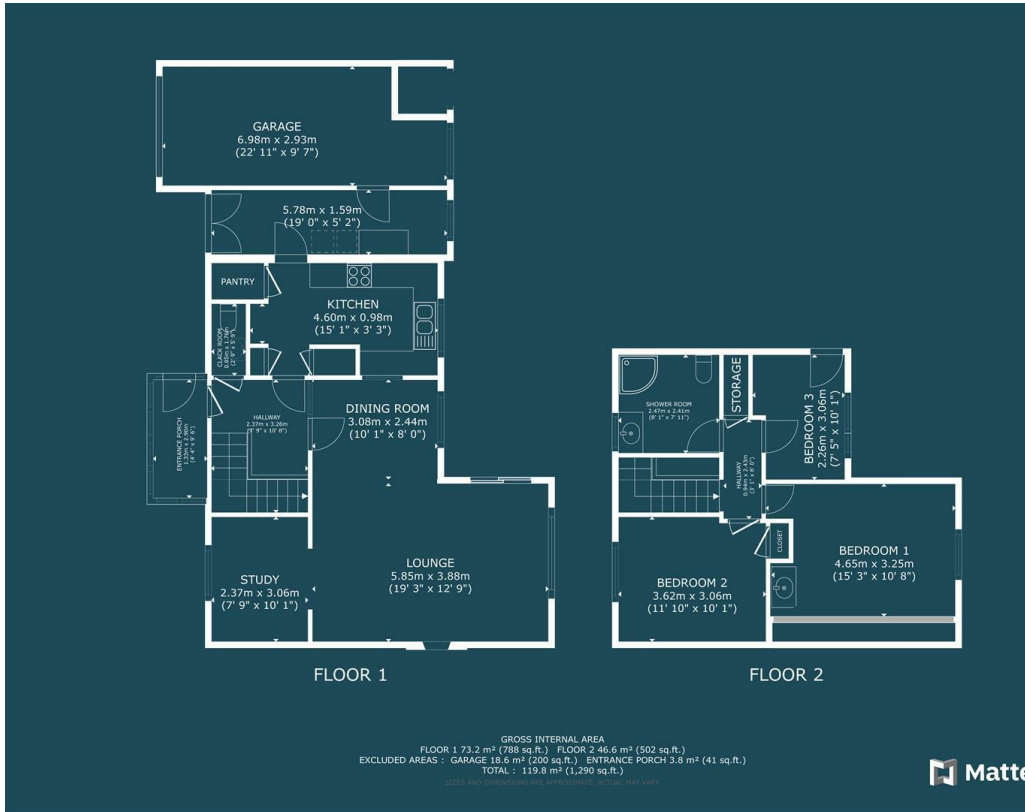
This double glazed, gas centrally heated accommodation briefly comprises: an entrance porch, hallway, a lounge which is open-plan to a study and dining area, with a separate kitchen and lean-to/utility room and cloakroom to the ground floor. Arranged on the first floor and accessed from the landing are three bedrooms and a shower room. Outside, there is ample parking on own driveway, an attached garage, and a generously sized rear garden which is predominantly lawned with established shrub borders.

## 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.

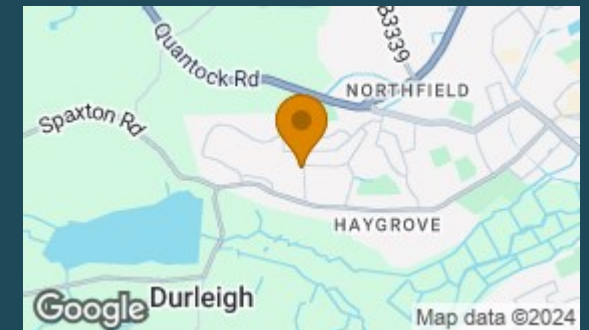




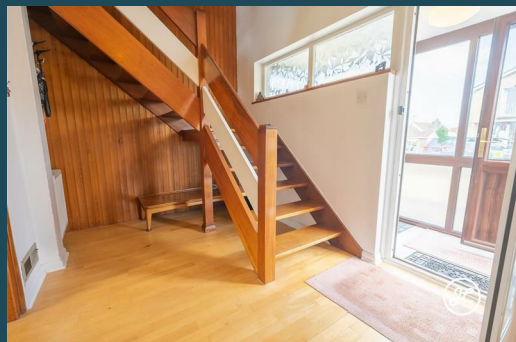
### Council Tax Band

E

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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