

Church Path
Bridgwater
TA6 7AJ




JOSEPH CASSON
the estate agency your home deserves





£225,000

- Mid Terraced Property
- Three Bedrooms
- One Bathroom
- Spacious Lounge/Diner with Multi-Fuel Burner
 - Fitted Kitchen
 - Utility Room
- Gas Central Heating & Double Glazing
- Enclosed Rear Garden
- Parking To Rear
- EPC Rating: C

Located on a sought-after residential street, this impressive property is only a short distance from Bridgwater's town centre and offers convenient access to HPC drop-off points (NDR).

This delightful three-bedroom mid-terrace boasts a spacious lounge/diner, kitchen, and utility room. Plus, enjoy off-street parking and an enclosed garden!

ACCOMMODATION

This spacious property benefits from gas central heating and double glazing, and briefly comprises: entrance porch, hallway, lounge/diner with multifuel burner, kitchen and utility room to the ground floor. Upstairs, there are three bedrooms and a bathroom accessed from the landing. Outside, there is small enclosed front garden, and a generously sized rear garden with seating and lawned areas. Beyond the garden is parking.

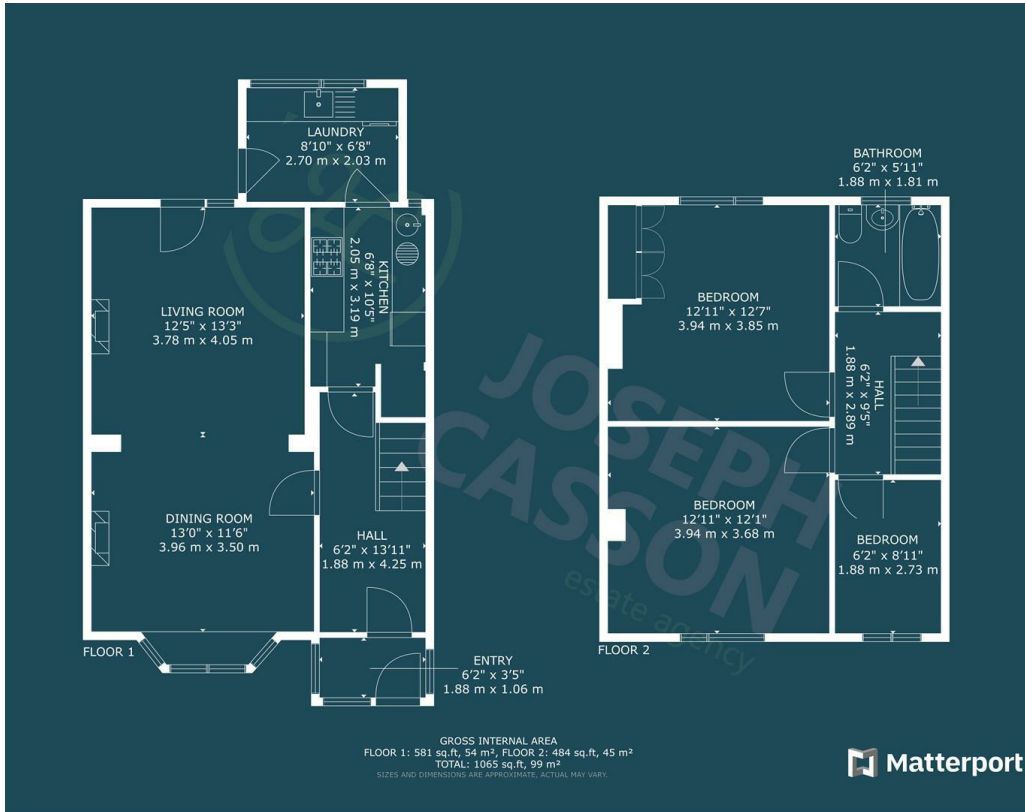
LOCATION

Positioned within a tucked away residential street, this property is ideally situated midway between the heart of Wembdon Village and Bridgwater's Town Centre.

Within Wembdon, there is a local primary school, village shop (& post office), the historic St. George's Church, The Cottage public house, children's playground, garage, cricket & football pitches and The Green, a multi-purpose building; cricket pavilion, nursery & village hall.

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

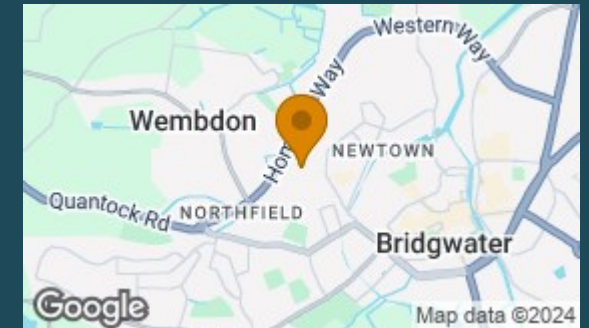




Council Tax Band

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



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

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



JOSEPH CASSON
the estate agency your home deserves