

Morgan Street  
Bridgwater  
TA6 7BW











£310,000

- Modern Family Home
- Constructed by Summerfield Homes in 2016
- Four Generously Sized Bedrooms
- Primary Bedroom with Wardrobes & En-Suite Shower Room
- Luxurious Family Bathroom
- Lounge & Conservatory
- Kitchen/Diner
- Cloakroom (WC)
- Integral Garage & Driveway
- Gas Central Heating, UPVC Double Glazing, Mains Drainage & Water

Discover this thoughtfully crafted four-bedroom linked house, featuring an en-suite, built by the acclaimed Summerfield Homes in 2016.

Nestled within a contemporary development on Bridgwater's western side, it boasts a fantastic location near St. Matthew's Field and the town centre.

## ACCOMMODATION

Upon entering, you'll find a welcoming entrance hall with a ground floor WC leading to a spacious 'L' shaped lounge. The kitchen/dining room is generously sized and opens up to a conservatory, providing access to the rear garden.

Upstairs, the central landing leads to four bedrooms, including an en-suite shower room in the master bedroom, as well as a well-equipped family bathroom. There's also ample built-in storage.

Externally, the property boasts off-road parking and a garage to the side, along with private gardens to the rear.

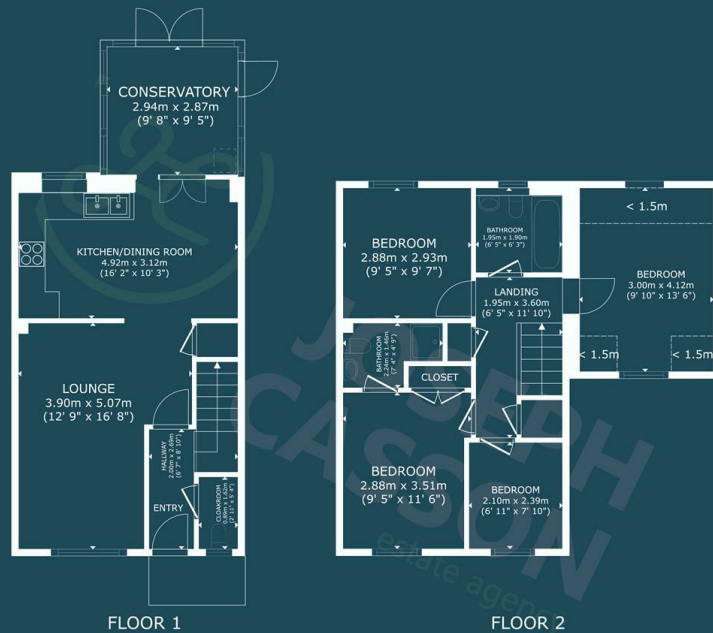
Garage - 17' 8" x 9' 6" (5.38m x 2.89m)

## LOCATION

Positioned to West of Bridgwater Town Centre, this small development is positioned within easy reach of the town centre and has a new of nearby amenities including children's play area, convenience store, post office, fish and chip shop, hairdressers and Bridgwater Cricket and Bowls Clubs. 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.



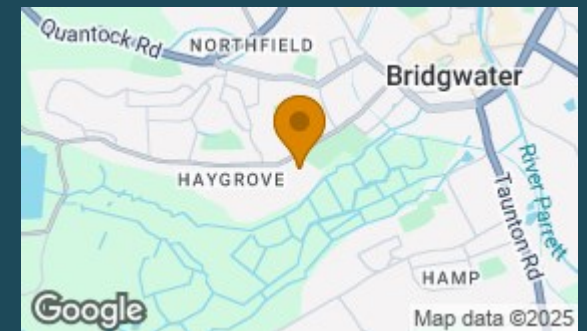


GROSS INTERNAL AREA  
FLOOR 1 41.1 m<sup>2</sup> (442 sq.ft.) FLOOR 2 49.9 m<sup>2</sup> (538 sq.ft.)  
EXCLUDED AREAS : VERANDA 2.4 m<sup>2</sup> (26 sq.ft.) REDUCED HEADROOM 3.8 m<sup>2</sup> (41 sq.ft.)  
TOTAL : 91.0 m<sup>2</sup> (980 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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		
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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