

Victoria Road  
Bridgwater  
TA6 7AB



  
**JOSEPH CASSON**  
the estate agency your home deserves









£390,000

- Exceptional Victorian Home
- Arranged Over Three Floors
- Four Generously Sized Bedrooms
  - Two Bathrooms
  - Two Reception Rooms
- Open-Plan Kitchen/Diner
  - Cloakroom
- Front & Rear Gardens
- Double Garage

Nestled in a desirable area, just moments from Bridgwater town centre and near Victoria Park, this stunning Victorian family home has been sympathetically and painstakingly improved to provide exceptional modern family living whilst retaining as much period character as possible.

Spanning three floors, it features four bedrooms, including a luxurious top-floor primary suite with sweeping views. The ground floor boasts two inviting reception rooms, a spacious kitchen/diner, and a cloakroom. Outside are gardens to the front & rear, and a double garage.

## ACCOMMODATION

This attractive, bay-fronted home offers an impressive layout: an entrance vestibule, hallway, two separate reception rooms, and an open-plan kitchen/diner with a cloakroom on the ground floor. Upstairs are three bedrooms and a bathroom, while the top floor features the primary bedroom with stunning views from Velux balcony windows and a luxurious en-suite shower room.

Outside boasts an enclosed front garden leading to the front door, along with a delightful rear garden complete with lawn areas, seating spots, and an impressive pizza oven & BBQ setup. A spacious double garage (4.84m x 6.84m) provides ample parking and storage space.

## LOCATION

Only a few minutes from Bridgwater town centre, and close to Victoria Park community centre and nursery, Victoria Road is ideally positioned close to a wide range of amenities and further benefits from excellent transport links to the M5 motorway and mainline rail link. A short distance to the West is the Quantock Hills, an Area of Outstanding Natural Beauty.





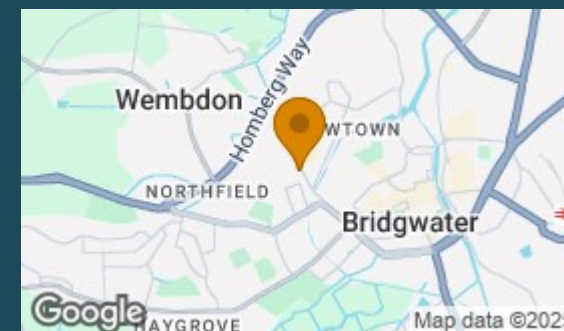


GROSS INTERNAL AREA  
FLOOR 1 122.4 m<sup>2</sup> (1,318 sq.ft.) FLOOR 2 62.2 m<sup>2</sup> (670 sq.ft.) FLOOR 3 27.6 m<sup>2</sup> (297 sq.ft.)  
TOTAL : 212.3 m<sup>2</sup> (2,285 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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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