

Holywell Road
Edington
Bridgwater
TA7 9LD



JOSEPH CASSON
the estate agency your home deserves



Orchard Cottage

ORCHARD COTTAGE

JOSEPH CASSON
FOR SALE





£399,950

- Spacious Detached Property
 - Constructed in 2006
 - Four Bedrooms
 - Two Bathrooms
 - Two Reception Rooms
 - Kitchen
 - Utility Room & Cloakroom
 - Garage & Driveway
- Pretty Gardens to Front & Rear
 - No Onward Chain

Joseph Casson are delighted to present this fantastic detached home, available with no onward chain and showcasing stunning countryside views.

Built in 2006, the spacious layout features a lounge, study, kitchen, cloakroom, and utility room on the ground floor. The first floor offers four inviting bedrooms and two bathrooms. Outside are charming cottage-style gardens along with a garage and driveway.

Conveniently located near Edington's church, amenities like a doctor's surgery, a convenience store, and a village hall are just moments away.

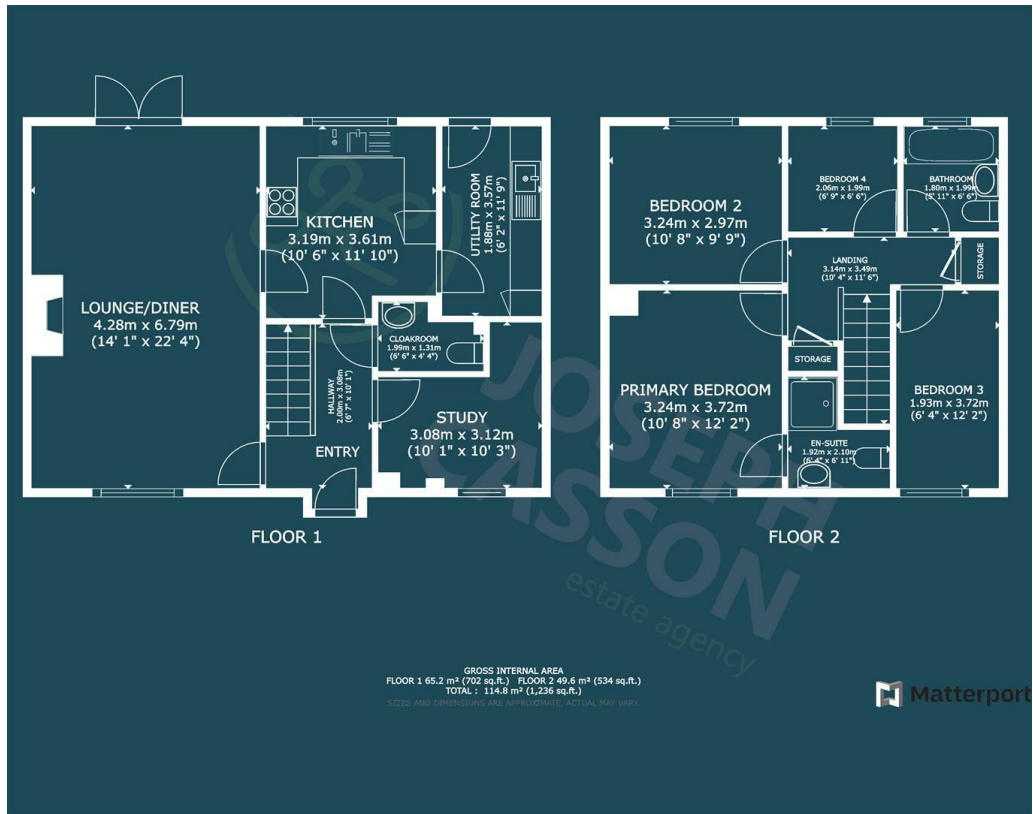
ACCOMMODATION

Discover this charming, oil centrally heated and double glazed detached home featuring stunning countryside views. Inside, you'll find a welcoming entrance hall, a cloakroom, a study, a lounge/diner, a kitchen, and a utility room. Upstairs offers four bedrooms— the main with an en-suite— plus a family bathroom. Outside, enjoy lovely cottage-style gardens at both the front and rear aspects, along with a garage and driveway.

LOCATION

Nestled on the outskirts of Edington, this property benefits from nearby amenities such as a doctor's surgery, a convenience store, and a village hall. The charming village of Catcott to the east boasts an excellent primary school and a local pub. Bridgwater (8 miles west) offers diverse shopping options, while Street features Clarks Village outlet and Millfield School. Access M5 at Junction 23 (Purton/Dunball).





Council Tax Band

E

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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