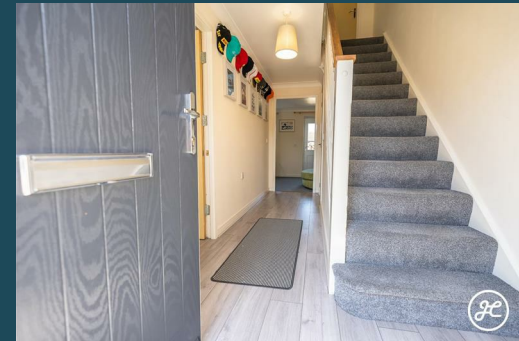


Reedmoor Gardens  
Bridgwater  
TA6 3SL



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





£250,000

- Spacious Townhouse
- Three Bedrooms (all with built-in wardrobes)
  - Two Bathrooms
  - Lounge/Diner
- Modern Kitchen (Replaced 2024)
  - Cloakroom
- Garage & Parking
- Double Glazing & Gas Central Heating
- Newly Installed Exterior Doors

Explore this impressive modern property, which offers spacious accommodation across three floors.

It features a modern kitchen (recently refitted), lounge/diner, two double bedrooms with built-in wardrobes, and an expansive top-floor primary bedroom suite complete with an en-suite shower room and walk-in wardrobe. Outside, enjoy the garage, parking, and private rear garden.

Constructed in 2005, this terraced townhouse boasts excellent transport links and nearby amenities, including Wembdon Primary School, Chilton Trinity Secondary School, 1610 Sports Centre, Wembdon Park/Sports Ground, and The Green, a multi-purpose building that features a cricket pavilion, nursery, and village hall.

## ACCOMMODATION

This spacious home features double glazing, gas central heating, and new external doors. The layout includes an inviting entrance hallway, a contemporary kitchen, a lounge/diner, and a cloakroom on the ground floor. Upstairs are two double bedrooms (with integrated wardrobes) and a bathroom; the top floor boasts a spacious primary bedroom with a walk-in wardrobe and en-suite shower room.

Outside, enjoy an enclosed rear garden with various seating areas, as well as access to the garage and driveway.

## LOCATION

This sought-after development is accessed off Western Way (NDR) and is very popular with families. It is ideally situated for access to both Bridgwater Town Centre and the M5. Chilton Trinity Secondary School & 1610 Sports Centre is a short distance away as are a number of other local amenities. Bridgwater Town Centre 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 Quantock Hills, an Area of Outstanding Natural Beauty.

## ADDITIONAL INFORMATION

Tenure: Freehold

Estate/Management Charge: None.

EPC Rating: C

Council Tax Band: C

## UTILITIES

Water supply: Mains

Sewerage: Mains

Electricity Supply: Mains

Mains Gas Supply: Yes

Central Heating: Yes - Gas

## FLOODING

No Flooding in the last 5 years. Flood Information: [flood-map-for-planning.service.gov.uk/location](https://flood-map-for-planning.service.gov.uk/location)

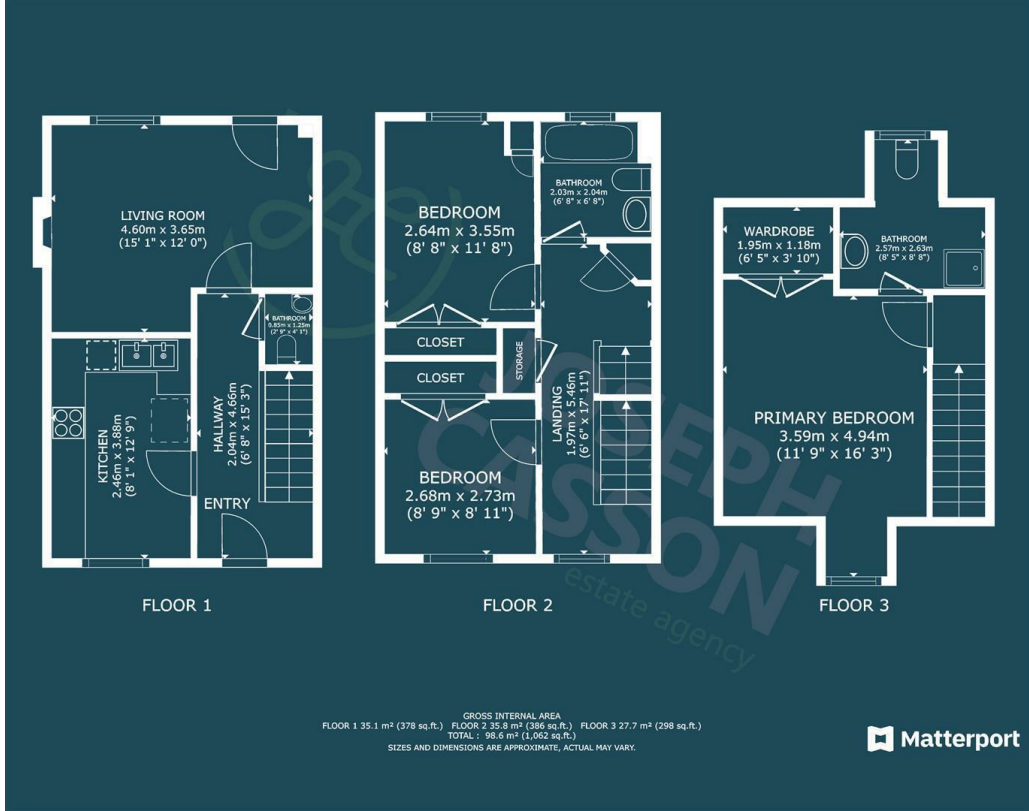
## BROADBAND & MOBILE COVERAGE

For an indication of specific speeds and supply or coverage in the area, we recommend that potential buyers use the Ofcom checkers below:

[checker.ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

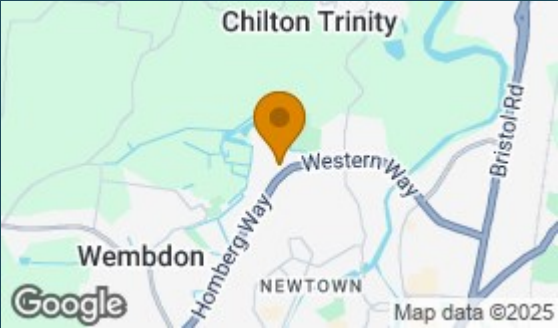
[checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)





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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