

Crowcombe Walk  
Bridgwater  
TA6 7NS



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









£330,000

- Superb Semi-Detached Bungalow
  - Three Bedrooms
  - One Shower Room
  - Lounge/Diner
  - Conservatory
  - Kitchen
- Garage & Driveway
- Front & Rear Gardens

Discover this beautifully presented three-bedroom bungalow in a sought-after area west of Bridgwater.

With recent upgrades and enhancements, it stands out as an excellent choice for prospective buyers.

Don't miss your chance—schedule a viewing today!

## ACCOMMODATION

This impressive semi-detached bungalow featuring an entrance hallway, lounge/diner, conservatory, kitchen, three bedrooms, and a shower room. Outside, enjoy the front garden with lush lawn, garage, driveway, and a private rear garden complete with seating areas for relaxation.

## LOCATION

Positioned to West of Bridgwater Town Centre, this sought-after residential area has a few local amenities including a convenience store, post office, and hairdressers. 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.

## ADDITIONAL INFORMATION

Tenure: Freehold

Estate/Management Charge: None

EPC Rating: C

Council Tax Band: C

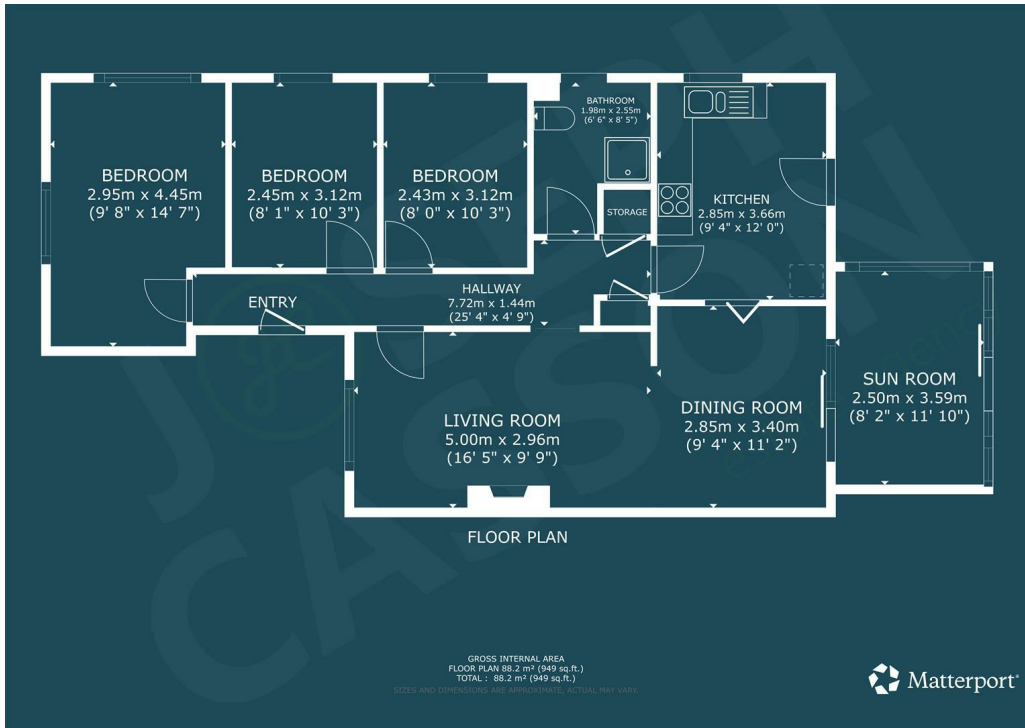
## UTILITIES

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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