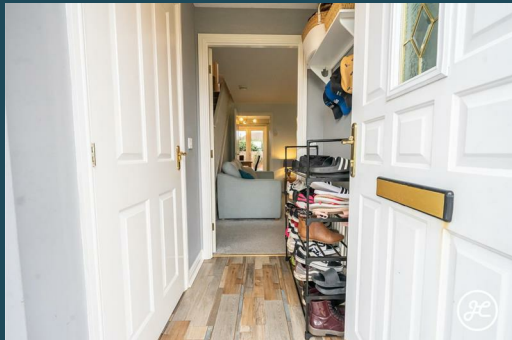


Rambler Way
Bridgwater
TA6 3UU




JOSEPH CASSON
the estate agency your home deserves





£222,500

- Modern Mid-Terraced Property
 - Three Bedrooms
 - One Bathroom
 - Lounge
 - Kitchen/Diner
 - Cloakroom
- Low Maintenance Rear Garden
 - Garage & Driveway
- Double Glazed & Gas Central Heating
 - Views of the Park

Joseph Casson are excited to present this beautifully maintained three-bedroom modern family home with garage & driveway.

Nestled in a prime location with views of parkland, it's conveniently near local amenities such as Wembdon Primary School, Chilton Trinity Secondary School, the 1610 Sports Centre, and Wembdon Park/Sports Ground.

ACCOMMODATION

This double-glazed and gas centrally heated home briefly comprises: entrance hallway, cloakroom, lounge, and kitchen/diner to the ground floor. Upstairs are three bedrooms and a bathroom accessed from the landing. Outside, there is a low-maintenance rear garden with a door to the garage, with parking for two vehicles on own 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: No

EPC Rating:

Council Tax Band: C

UTILITIES

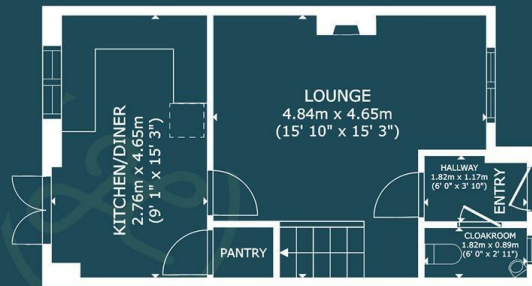
Water supply: Mains

Sewerage: Mains

Electricity Supply: Mains

Mains Gas Supply: Yes





FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 36.9 m² (397 sq.ft.) FLOOR 2 34.5 m² (372 sq.ft.)
TOTAL: 71.4 m² (769 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Central Heating: Yes - Gas

FLOODING

No Flooding in the last 5 years. Flood Information: 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:

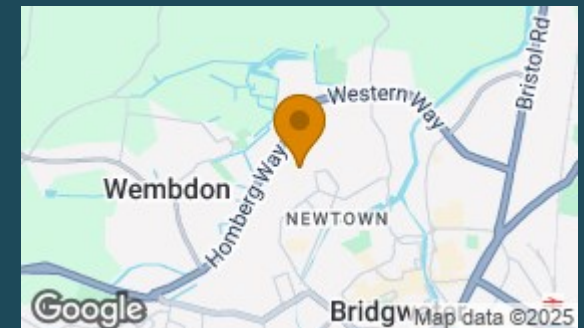
checker.ofcom.org.uk/en-gb/mobile-coverage

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) 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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