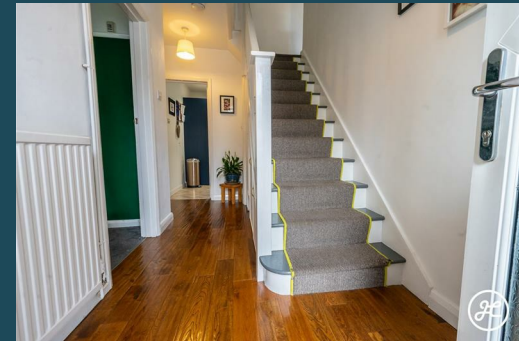


Park Avenue  
Bridgwater  
TA6 7EE



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





£450,000

- Substantial Semi-Detached Property
  - Four Bedrooms
  - Two Bathrooms
- Three Reception Rooms
- Open-Plan Kitchen/Breakfast Room
- Utility Room & Cloakroom
- Ample Parking & Garage
  - Enclosed Rear Garden
- Double Glazing & Gas Central Heating

Discover this exceptional 1930s semi-detached family home, ideally situated near St Joseph's Catholic Primary & Nursery School in the highly desirable west side of Bridgwater.

Boasting three independent reception rooms, an open-plan kitchen/dining area, a cloakroom, and a utility room, it offers both comfort and convenience.

Upstairs features four generously sized bedrooms and two bathrooms. Enjoy the enclosed rear garden, ample parking space, and a garage!

## ACCOMMODATION

This beautifully presented semi-detached property features a welcoming entrance hallway, a spacious bay-fronted lounge, a dining room, a sitting room, an open-plan kitchen/breakfast room, a utility room, and a cloakroom on the ground floor.

Upstairs, there is a split-level landing with a family bathroom and four generously sized bedrooms, including a primary bedroom with an en-suite shower room. Outside, enjoy ample parking to the front, an attached garage, and an enclosed garden with lawned and seating areas.

## LOCATION

Positioned to the West of Bridgwater Town Centre, on the edge of Durleigh, this sought-after residential area offers 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: TBC

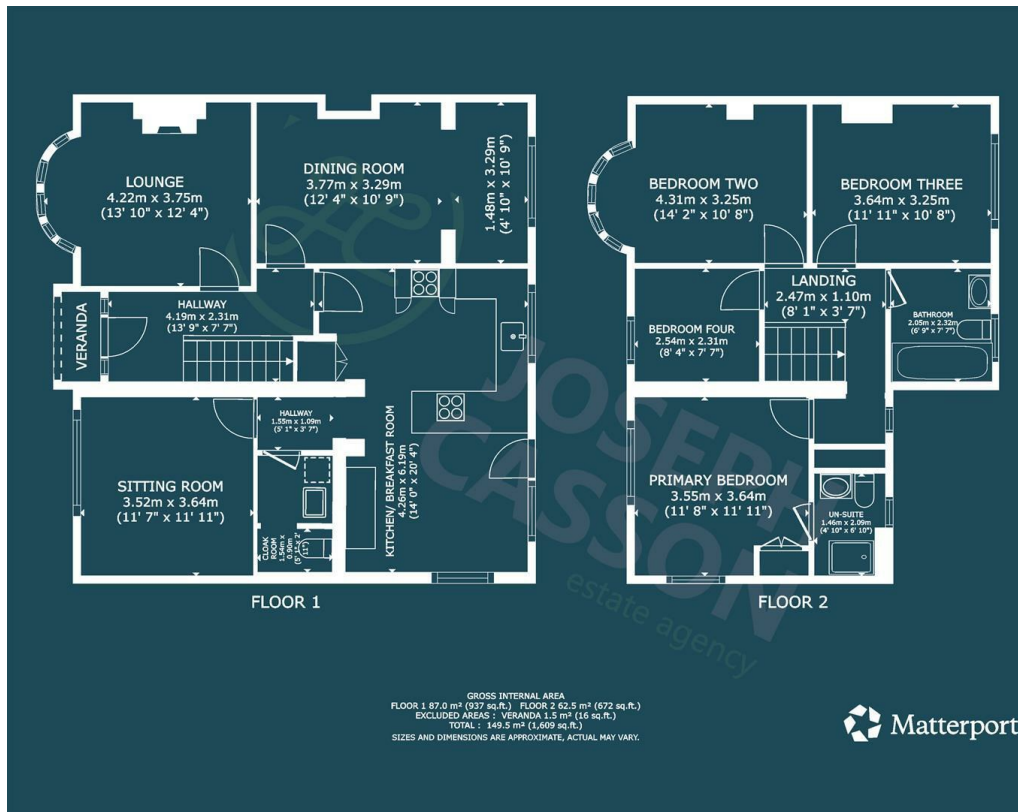
Council Tax Band: D

## 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)

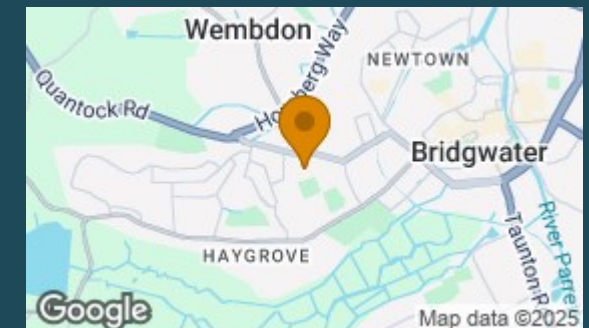
## BROADBAND & MOBILE COVERAGE

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

D

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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