

Withygrove Close
Bridgwater
TA6 4UF




JOSEPH CASSON
the estate agency your home deserves





£205,000

- Well Presented Semi-Detached Property
 - Two Double Bedrooms
 - One Bathroom
 - Living Room
- Kitchen/Breakfast Room
 - Garage & Driveway
 - Enclosed Rear Garden
- Double Glazed & Gas Central Heating

Discover this well-presented two-bedroom semi-detached home, ideally located in a sought-after residential area on the East side of Bridgwater.

Enjoy the convenience of generous parking with your own driveway and garage, along with a lovely enclosed rear garden for relaxation.

ACCOMMODATION

This double-glazed and gas centrally heated home briefly comprises: a living room and a kitchen/breakfast room to the ground floor, with two double bedrooms and a bathroom on the first floor. Outside, there is ample parking on own driveway to the front aspect, a garage and an enclosed rear garden.

LOCATION

Bower is a popular development on the Eastern edge of Bridgwater and has a range of local facilities including: Tesco express, Bower Inn and Bridgwater Hospital. The development also offers excellent access to Bridgwater town centre, A39 and M5.

Bridgwater 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: B

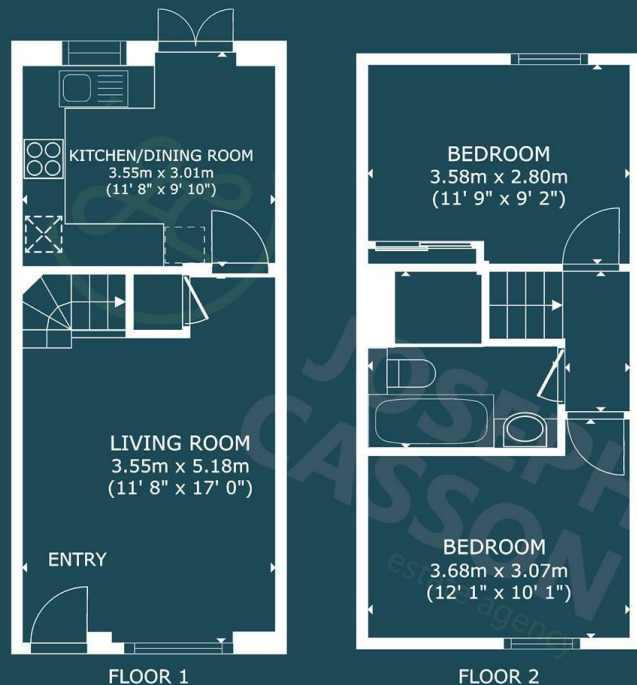
UTILITIES

Water supply: Mains

Sewerage: Mains

Electricity Supply: Mains





GROSS INTERNAL AREA
FLOOR 1 28.9 m² (311 sq.ft.) FLOOR 2 29.6 m² (319 sq.ft.)
TOTAL : 58.5 m² (629 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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

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:

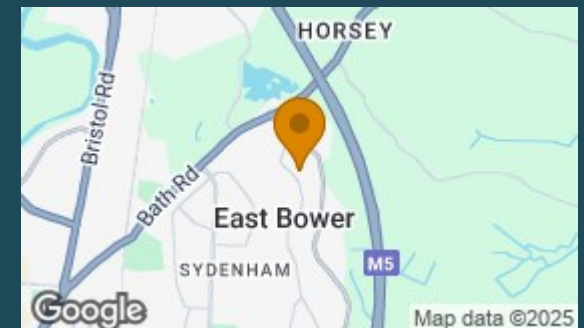
checker.ofcom.org.uk/en-gb/mobile-coverage

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

Council Tax Band

B

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



Joseph Casson Estate Agency -
Bridgwater
1 Friarn Lawn
Bridgwater
Somerset
TA6 3LL

Contact
01278258005
office@josephcasson.co.uk
www.josephcasson.co.uk



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