

Old Market Road
Bridgwater
TA6 4AA




JOSEPH CASSON
the estate agency your home deserves





£205,000

Situated within The Parade, Keepmoat Homes' modern development on the northern outskirts of Bridgwater, between Bristol and Bath Road, with excellent access for the M5, A39 and a wide range of amenities, is this modern, end terraced, two double bedroom property with enclosed rear garden and parking. EPC RATING: B

"The Elm at The Parade, Bridgwater, is a fantastic home perfect for first-time buyers, downsizers and investors." Keepmoat

AT A GLANCE:

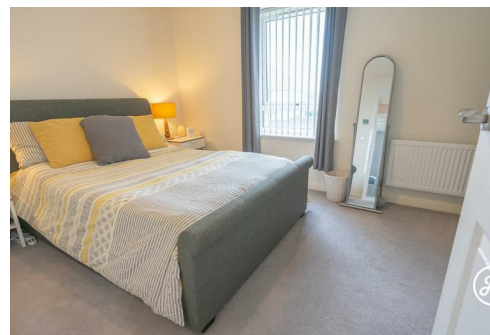
- Modern End-Terraced Property
- Constructed In 2019 By Keepmoat Homes
- Two Double Bedrooms
- First Floor Bathroom
- Open-Plan Kitchen / Diner
- Separate Lounge
- Downstairs Cloakroom
- Allocated Parking
- Enclosed Rear Garden with Rear Access
- NHBC Buildmark Warranty
- EPC RATING: B

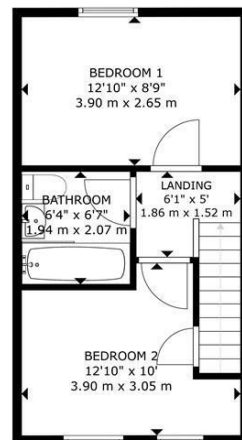
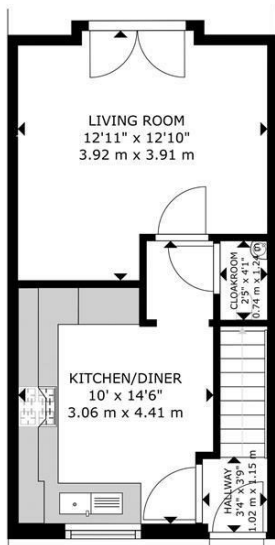
ACCOMMODATION

This UPVC double glazed, gas centrally heated accommodation briefly comprises: entrance hallway, kitchen/diner, inner hallway, cloakroom and lounge to the ground floor. Arranged on the first floor and accessed off the landing are two double bedrooms and a bathroom. Externally, there is a small front garden with EV charger, and pathway to front door, allocated parking space and an enclosed rear garden with rear access.

TENURE: Freehold

NB. There is or will be an service annual charge in the region of £250 for the maintenance of the development.





GROSS INTERNAL AREA
FLOOR 1: 319 sq ft, 29.65 m², FLOOR 2: 313 sq ft, 29.07 m²
TOTAL: 632 sq ft, 58.72 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



LOCATION

Positioned just north of Bridgwater, 'The Parade' development is located 37 miles south of Bristol and is within easy reach of the M5 motorway. Bridgwater Town Centre is a few minutes by car and offers a wide range of shopping and leisure facilities both within the centre and the surrounding area. A short distance to the West is the Quantock Hills, an Area of Outstanding Natural Beauty.

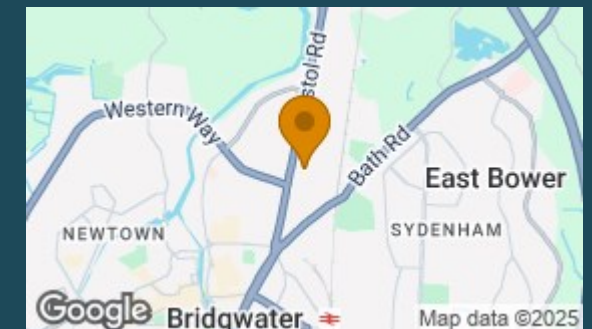
VIEWINGS BY APPOINTMENT ONLY

To arrange a viewing appointment or to discuss this property further please contact Joseph Casson Estate Agency on 01278 258005.

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



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