

Sandown Close  
Bridgwater  
TA6 6BT



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





£225,000

- Spacious Mid-Terraced Property
  - Three Bedrooms
  - One Bathroom
  - Kitchen/Diner
  - Lounge
- Enclosed Rear Garden
- Parking & Garage
- Double Glazing & Gas Central Heating



Nestled in a quiet cul-de-sac in a popular residential neighborhood south of Bridgwater town centre, this delightful three-bedroom home offers a spacious rear garden, garage, and convenient parking on your own driveway.

## ACCOMMODATION

This double glazed, gas centrally heated accommodation briefly comprises: an entrance hallway, a lounge, and a kitchen/diner to the ground floor. Arranged on the first floor and accessed from the landing are three bedrooms and bathrooms. Externally, there is parking to the front aspect, a generously sized, enclosed rear garden with rear access and a garage.

## LOCATION

Situated in a popular residential area, the home offers easy access to the local amenities of Bridgwater, including schools, shops, and transport links. Whether you're commuting or looking to explore the wider Somerset area, this property makes an ideal base with its close proximity to major roadways and public transport options.

## ADDITIONAL INFORMATION

Tenure: Freehold

Estate/Management Charge: None.

EPC Rating:

Council Tax Band: B

## 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:

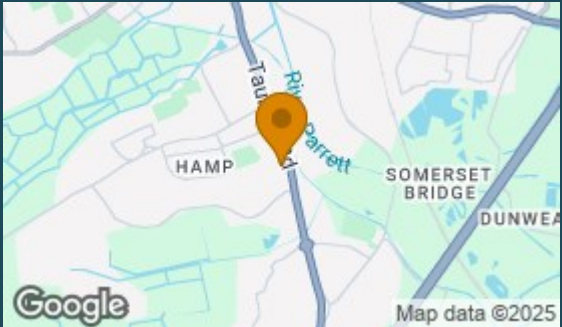
[checker.ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

## Council Tax Band

B

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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