

Fernleigh Avenue  
Bridgwater  
TA6 6AG



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





£250,000

- Spacious Bay-Fronted Property
  - Three Spacious Bedrooms
    - One Bathroom
  - Two Reception Rooms
  - Kitchen/Breakfast Room
    - Entrance Hallway
- Double Glazed & Gas Central Heating
  - Parking On Own Driveway
- Generously Sized Rear Garden
  - No Onward Chain

NO ONWARD CHAIN. Discover this spacious semi-detached home featuring three generously sized bedrooms, two inviting reception rooms, and a delightful kitchen/breakfast room.

Enjoy the convenience of your own driveway parking and a sizable rear garden. Nestled in a desirable street, just moments from Bridgwater's town centre!

## ACCOMMODATION

Discover a charming double-glazed, bay fronted property with gas central heating! It features an inviting entrance vestibule, hallway, two separate reception rooms, and a kitchen/breakfast area on the ground floor. Upstairs, you'll find three generously sized bedrooms and a bathroom, accessed from the landing. Plus, enjoy your own driveway and a spacious enclosed rear garden!

## LOCATION

Positioned South of Bridgwater's Town Centre, this established residential area has several local amenities and both primary & secondary schools close by. 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: D

Council Tax Band: C

## UTILITIES

Water supply: Mains

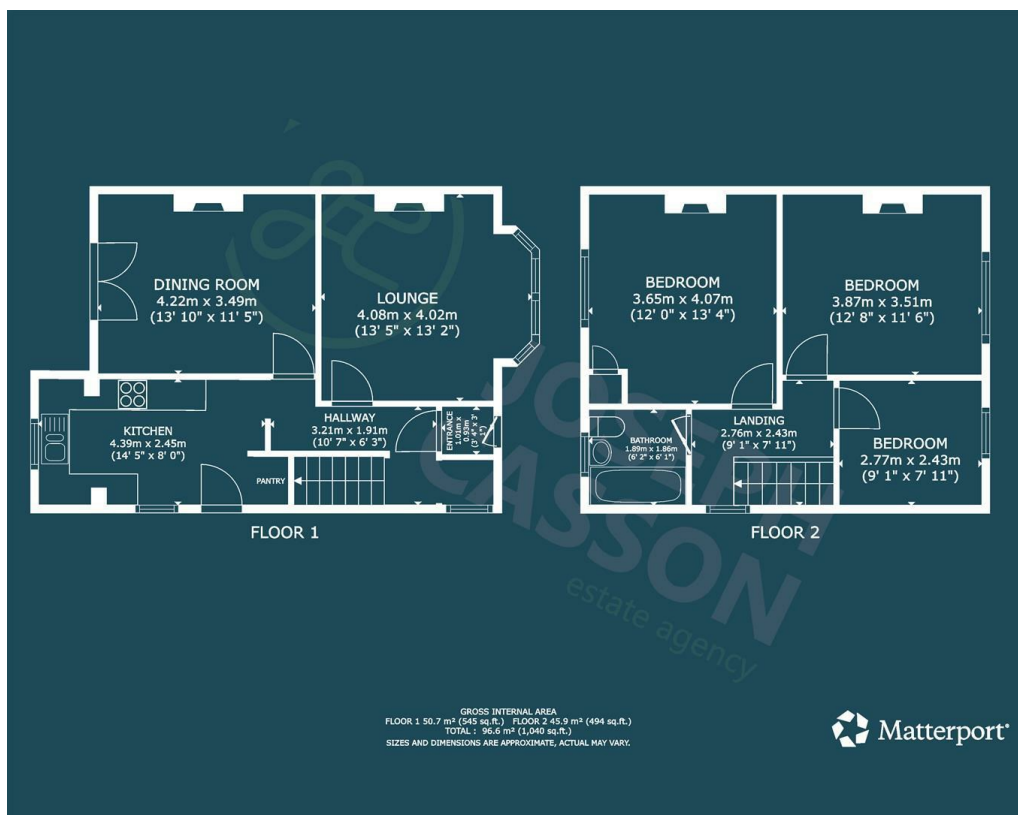
Sewerage: Mains

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:

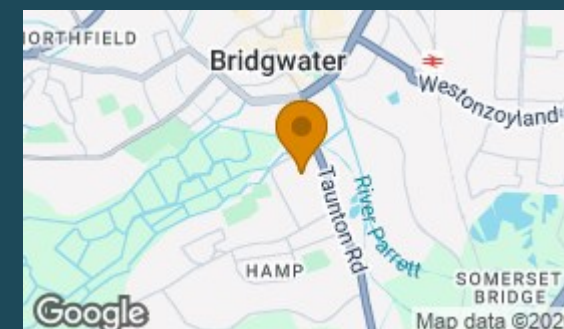
[checker.ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

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

## Council Tax Band

C

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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