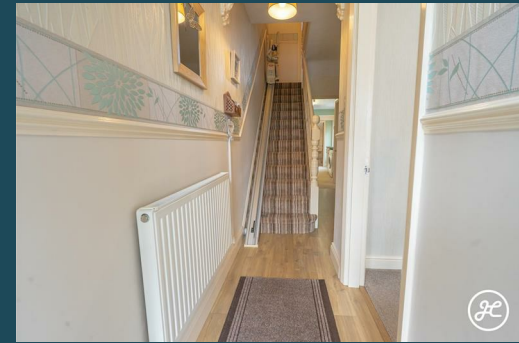


Cranleigh Gardens  
Bridgwater  
TA6 5JS



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









£180,000

- Spacious Victorian Property
  - Three Bedrooms
  - One Bathroom
  - Two Reception Rooms
  - Kitchen
- Enclosed Courtyard Garden
  - Garage/Workshop
- Double Glazing & Gas Central Heating

BEST & FINAL OFFERS BY 27/03/2025—Situated within a popular residential street near the centre of Bridgwater, overlooking parkland, this attractive, bay-fronted three-bedroom Victorian terraced property offers spacious accommodation and benefits from a garage/workshop to the rear.

## ACCOMMODATION

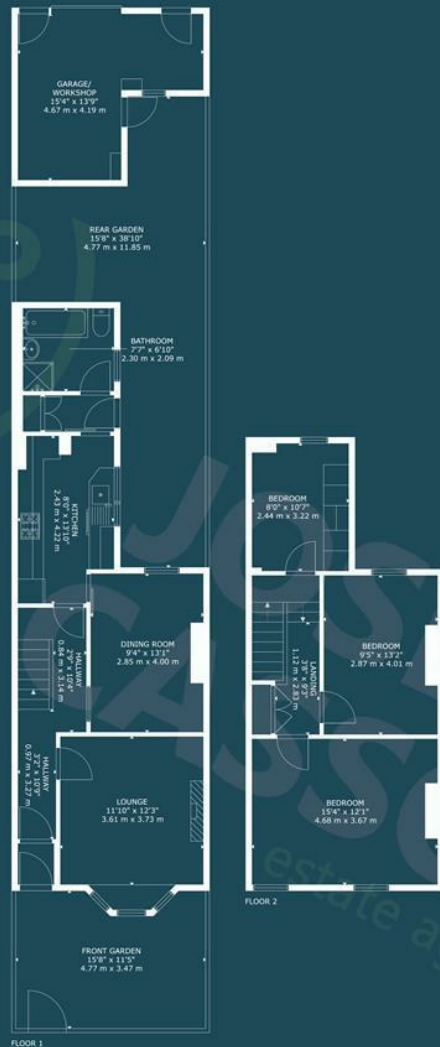
This double-glazed, gas centrally heated accommodation briefly comprises: an entrance vestibule, hallway, lounge, dining room, kitchen, and bathroom to the ground floor, with three spacious bedrooms to the first floor. Outside there is a small front garden and an enclosed courtyard garden to the rear with a garage/workshop beyond.

## LOCATION

Situated close to the centre of the market town of Bridgwater, this property is ideally positioned with excellent access to a full range of amenities including educational, retail and leisure facilities. Junctions 23 & 24 of the M5 are also nearby as is Bridgwater Railway Station.

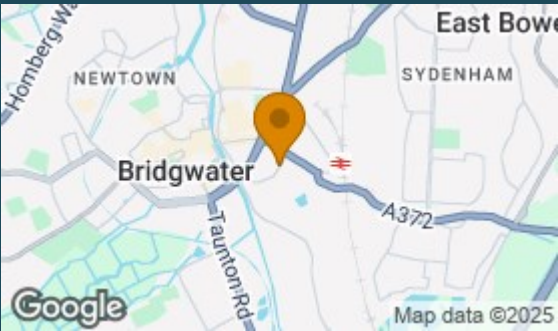
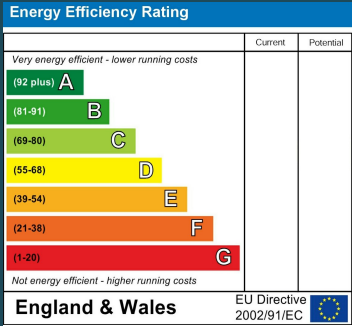






GROSS INTERNAL AREA  
FLOOR 1: 579 sq.ft, 54 m<sup>2</sup>, FLOOR 2: 479 sq.ft, 45 m<sup>2</sup>  
EXCLUDED AREAS: FRONT GARDEN: 167 sq.ft, 16 m<sup>2</sup>, REAR GARDEN: 350 sq.ft, 33 m<sup>2</sup>, GARAGE/ WORKSHOP: 160 sq.ft, 15 m<sup>2</sup>  
TOTAL: 1058 sq.ft, 99 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Council Tax Band  
B



**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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