

Four Acre Meadow
Bridgwater
TA6 3UP




JOSEPH CASSON
the estate agency your home deserves





£250,000

- Modern End-Terraced Property
 - Tucked Away Position
 - Three Bedrooms
 - Two Bathrooms
 - Two Reception Rooms
 - Kitchen
 - Cloakroom
- Garage & Two Parking Spaces
 - Front & Rear Gardens

Nestled in a secluded corner of a desirable residential area just off Homberg Way, this contemporary end-terraced home boasts three bedrooms and two bathrooms.

The ground floor features two reception rooms, a kitchen, and a cloakroom.

Enjoy charming gardens at the front and back, plus a garage with two separate driveways for convenience!

ACCOMMODATION

This double-glazed and gas centrally heated accommodation briefly comprises: entrance hallway, lounge, dining room, kitchen and cloakroom to the ground floor. Upstairs is a spacious landing with three bedrooms, the primary bedroom with its own en-suite shower room and fitted wardrobes, and a family bathroom. Outside, there is a front garden with a seating area, and an enclosed rear garden with further seating areas. To the side is a garage and two separate parking spaces (with EV charger).

LOCATION

This popular development is accessed off Homberg Way (NDR) and is ideally situated for access to both Bridgwater Town Centre and the M5. Chilton Trinity Secondary School, 1610 Sports Centre (including swimming pool) and The Green is a short distance away, as are a wide range of other local amenities.

Bridgwater offers a full range of facilities including retail, educational, and leisure amenities. Bridgwater bus station offers a regular bus service to Taunton together with a daily service to London Hammersmith. There are mainline links via Bridgwater Railway station. A short distance to the West is the Quantock Hills, an Area of Outstanding Natural Beauty.

ADDITIONAL INFORMATION

Tenure: Freehold

Estate/Management Charge: None.

EPC Rating:

Council Tax Band: B

UTILITIES

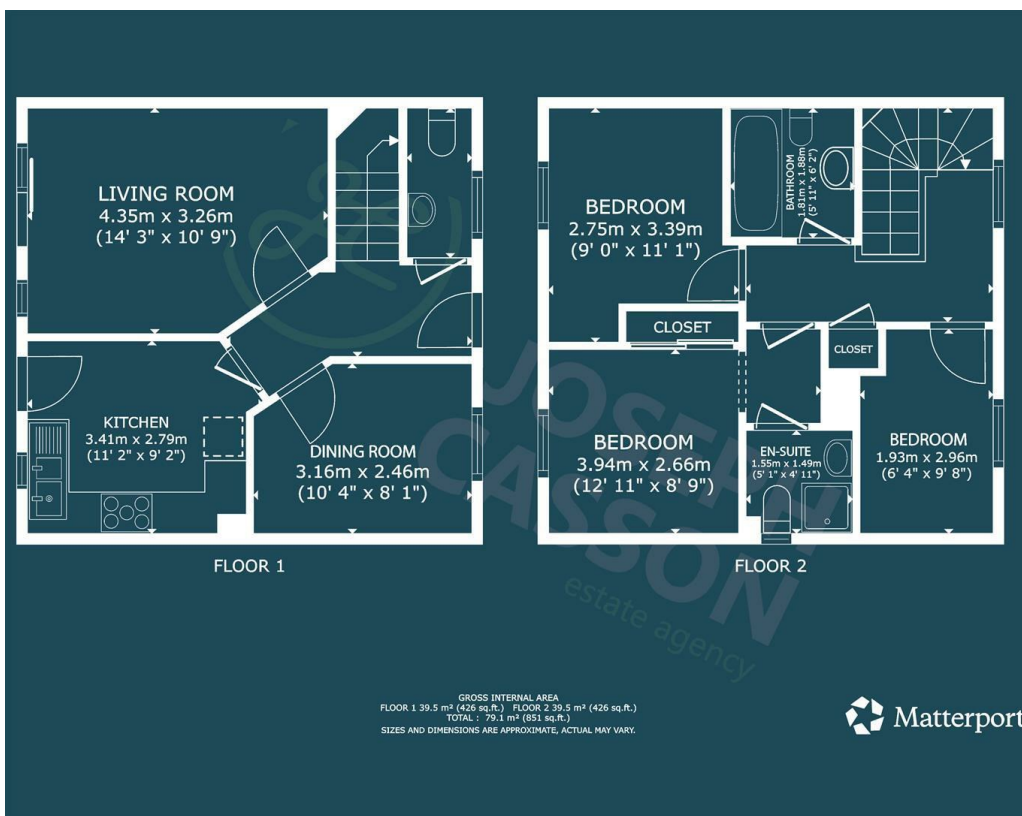
Water supply: Mains

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

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:

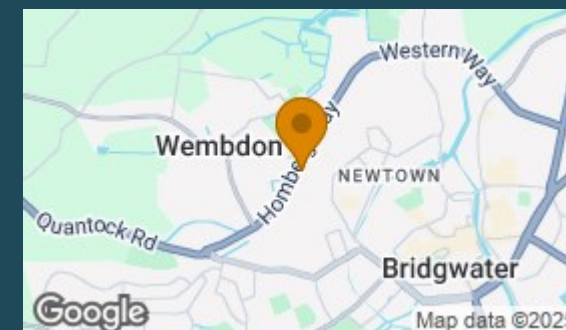
checker.ofcom.org.uk/en-gb/mobile-coverage

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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