



25 Emerald Way
Bridgwater, Somerset, TA6 4GY

Brightest move

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£320,000



Brightestmove are delighted to offer for sale this detached house which is situated in an appealing cul-de-sac position on the popular Kingsdown development on the northern outskirts of Bridgwater.

This energy efficient four bedroom home was built in 2016 and the present owner has recently replaced the flooring throughout. The double glazed and centrally heated accommodation briefly comprises reception hallway, living room, cloakroom/WC, large kitchen/diner and utility room to the ground floor.

The spacious part galleried landing provides access to the four bedrooms (ensuite shower room to bedroom one) and family bathroom.

Externally there is off street parking on own driveway in front of the detached single garage.

The enclosed rear garden benefits from a large patio as well as a covered decking area with hot tub (available under separate negotiation) and plenty of space for children to play and to relax or entertain.



Emerald Way is conveniently situated within a quarter mile of the local Tesco convenience store and takeaway with a much wider range of amenities available in the town centre of Bridgwater. Bridgwater is an emerging town situated in the heart of the borough of Sedgemoor and within 11 miles of Taunton and 38 miles of Bristol. The town which is famed for its annual carnival is a thriving place with many new jobs being created in recent years.

For more information or an appointment to view please contact the vendors sole agents.

ESTATE CHARGE: £178.25 per annum.

SERVICES: Mains gas, electricity, water and drainage HEATING: Gas fired central heating system.

TENURE: Freehold COUNCIL TAX BAND: D



- Living Room** 14' 09" x 11' 11" (4.5m x 3.63m)
- Kitchen/Diner** 18' 10" x 11' (5.74m x 3.35m)
- Utility Room** 5' 07" x 4' 01" (1.7m x 1.24m)
- Bedroom One** 11' 10" x 10' 09" (3.61m x 3.28m)
- Bedroom Two** 11' 07" x 9' 02" (3.53m x 2.79m)
- Bedroom Three** 11' 08" max x 9' 03" max (3.56m x 2.82m)
- Bedroom Four** 7' 10" x 7' 03" (2.39m x 2.21m)
- Approximate Total Floor Area** 107 Square Metres

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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