

Potterton Close  
Bridgwater  
TA6 6EU



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



JOSEPH  
CASSON  
For Sale

26





£280,000

- Superbly Presented Semi-Detached Property
  - Four Bedrooms
  - One Bathroom
  - Lounge/Diner
- Modern Fitted Kitchen
  - Cloakroom
- Enclosed Rear Garden
  - Garage & Driveway
- UPVC Double Glazing & Gas Central Heating

Discover this beautifully presented home in a peaceful cul-de-sac, just south of Bridgwater's town centre.

Featuring four bedrooms and a bathroom upstairs, it boasts an inviting hallway, spacious lounge/diner, modern kitchen, and cloakroom on the ground floor.

Enjoy ample parking with your own driveway, plus a garage and an enclosed rear garden.

## ACCOMMODATION

This double-glazed and gas centrally heated accommodation briefly comprises: entrance hallway, cloakroom, lounge/diner, and kitchen on the ground floor. Upstairs, there are four bedrooms, and a bathroom accessed from the landing. Externally, there is ample parking on own drive to the front, and a garage. To the rear is an enclosed garden, which is landscaped with lawned and seating areas.

## 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: No

EPC Rating: D

Council Tax Band: D

## UTILITIES

Water supply: Mains

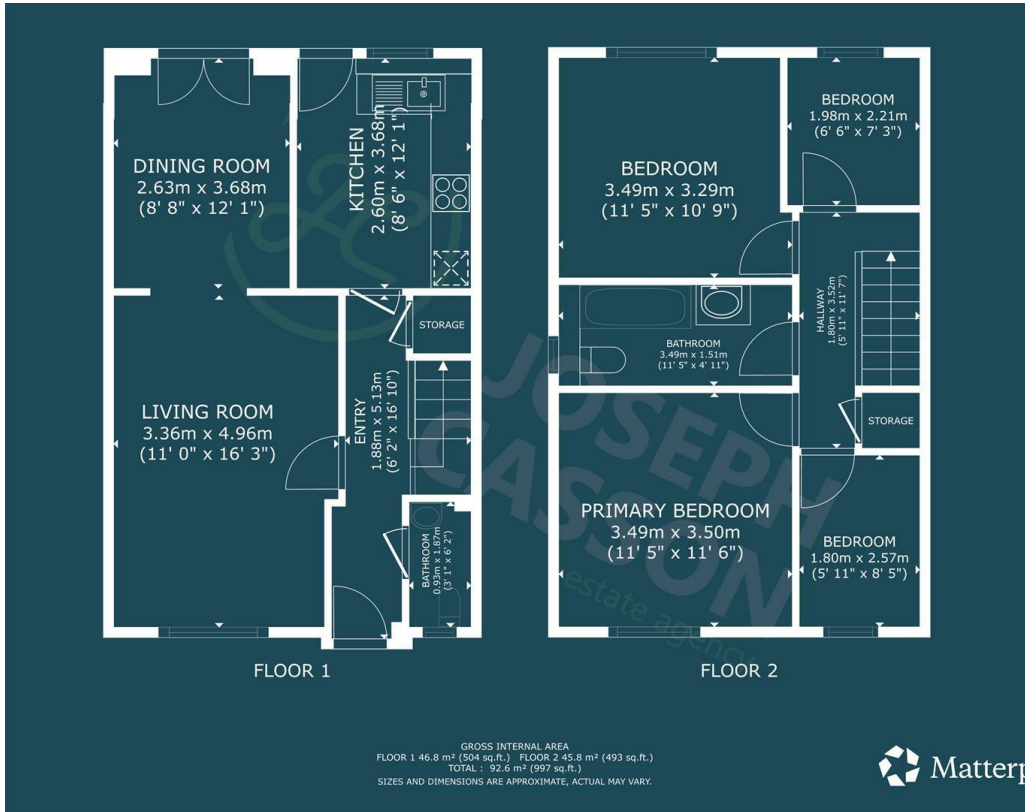
Sewerage: Mains

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:

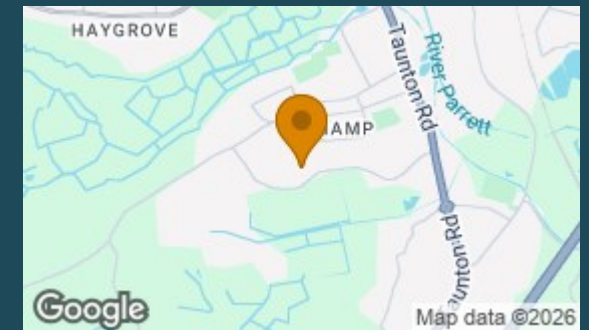
[checker.ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

[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		
<b>England &amp; Wales</b>	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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