

Galloway Drive  
Bridgwater  
TA6 4AN



**JOSEPH CASSON**

the estate agency your home deserves





£210,000

- Modern End-Terraced Property
- Constructed In 2019 By Keepmoat Homes
  - Two Double Bedrooms
  - One Bathroom
- Open-Plan Kitchen/Diner with Built-In Appliances
  - Separate Lounge
  - Downstairs Cloakroom
- Enclosed Rear Garden with Rear Access
  - Parking
- NHBC Buildmark Warranty

NO ONWARD CHAIN. Discover this stylish two double bedroom end terrace property featuring a low-maintenance enclosed garden and parking.

Located in The Parade, part of Keepmoat Homes' modern development on the northern edge of Bridgwater, it offers easy access to the M5 and A39.

Ideal for first-time buyers, downsizers, or investors!

## ACCOMMODATION

This UPVC double-glazed, gas centrally heated accommodation briefly comprises: entrance hallway, kitchen/diner with integrated appliances, inner hallway, cloakroom, and lounge on the ground floor. Arranged on the first floor and accessed off the landing are two double bedrooms and a bathroom. Externally, there is parking to the front aspect and an enclosed rear garden with rear access.

## LOCATION

Positioned just north of Bridgwater, 'The Parade' development is located 37 miles south of Bristol and is within easy reach of the M5 motorway. Bridgwater Town Centre is a few minutes by car and offers a wide range of shopping and leisure facilities both within the centre and the surrounding area. A short distance to the West is the Quantock Hills, an Area of Outstanding Natural Beauty.

## ADDITIONAL INFORMATION

Tenure: Freehold

Estate/Management Charge: £213.28 per annum

EPC Rating: B

Council Tax Band: B

## UTILITIES

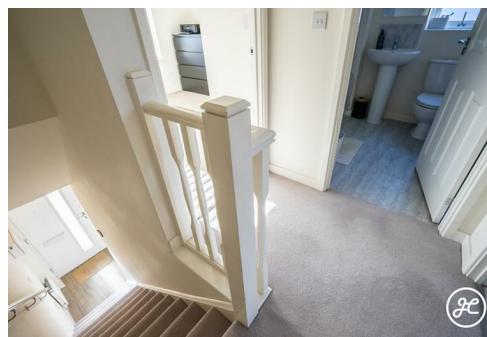
Water Supply: Mains

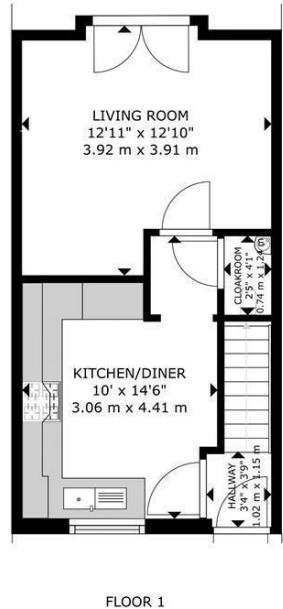
Sewerage: Mains

Electricity Supply: Mains

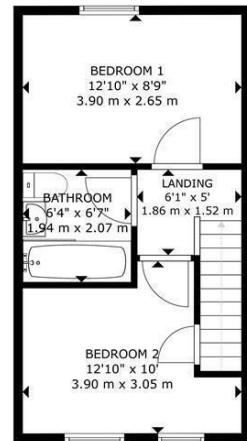
Gas Supply: Yes

Central Heating: Yes - Gas





FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 319 sq ft, 29.65 m<sup>2</sup>, FLOOR 2: 313 sq ft, 29.07 m<sup>2</sup>  
TOTAL: 632 sq ft, 58.72 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

 **Matterport**

## FLOODING

No Flooding in the last 5 years. Flood Information: [flood-map-for-planning.service.gov.uk/location](http://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:

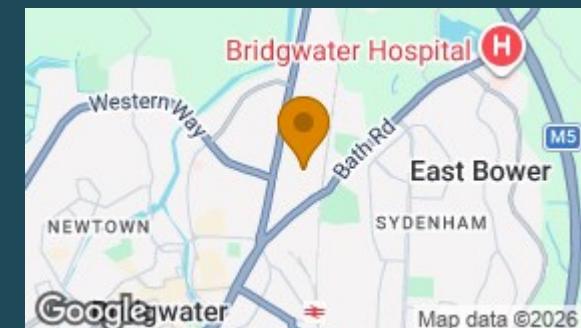
[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

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



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