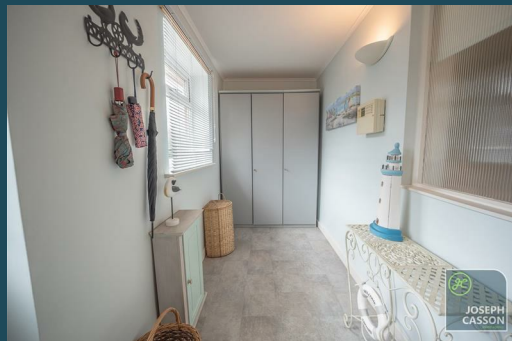


Heathcombe Road
Bridgwater
TA6 7PD




JOSEPH CASSON
the estate agency your home deserves





£275,000

- Semi-Detached Property
 - Corner Plot
 - Three Bedrooms
 - One Bathroom
- Three Reception Rooms
 - Fitted kitchen
 - Garage & Driveway
- Double Glazed & Gas Central Heating
- NO ONWARD CHAIN

NO ONWARD CHAIN

Situated in the highly desirable Durleigh area of Bridgwater, this well-presented semi-detached home offers generously proportioned accommodation and enjoys mature, established gardens to both the front and rear.

The property further benefits from a garage, driveway parking, and a peaceful residential setting, while remaining conveniently positioned close to local amenities, reputable schools, and scenic countryside walks.

ACCOMMODATION

This well-presented home benefits from double glazing and gas central heating throughout. The accommodation is arranged over two floors and comprises an entrance porch, spacious lounge, dining room, fitted kitchen and a sunroom to the ground floor.

To the first floor, the landing provides access to three well-proportioned bedrooms and a family bathroom.

Externally, the property enjoys a lawned front garden, while the enclosed rear garden has been attractively established with a combination of lawn and patio seating areas.

A useful storage shed is also included.

Occupying a desirable corner plot position, the property further benefits from a single garage and driveway parking located to the rear, providing ample off-road parking and additional practicality.

LOCATION

This popular residential area lies to the west of Bridgwater town centre and enjoys a range of everyday amenities nearby, including a convenience store, post office and hairdresser. The area is particularly favoured by families, with the highly regarded Haygrove School, one of Bridgwater's leading secondary schools, located just off Durleigh Road.

Bridgwater town centre is easily accessible and provides a selection of shopping, leisure and recreational facilities, together with excellent transport connections via the M5 motorway and the mainline railway station.

To the west, the stunning Quantock Hills, England's first Area of Outstanding Natural Beauty, offer an abundance of scenic countryside walks, cycling routes and outdoor activities, making this an ideal location for those who enjoy both town and country living.

ADDITIONAL INFORMATION

Tenure: Freehold

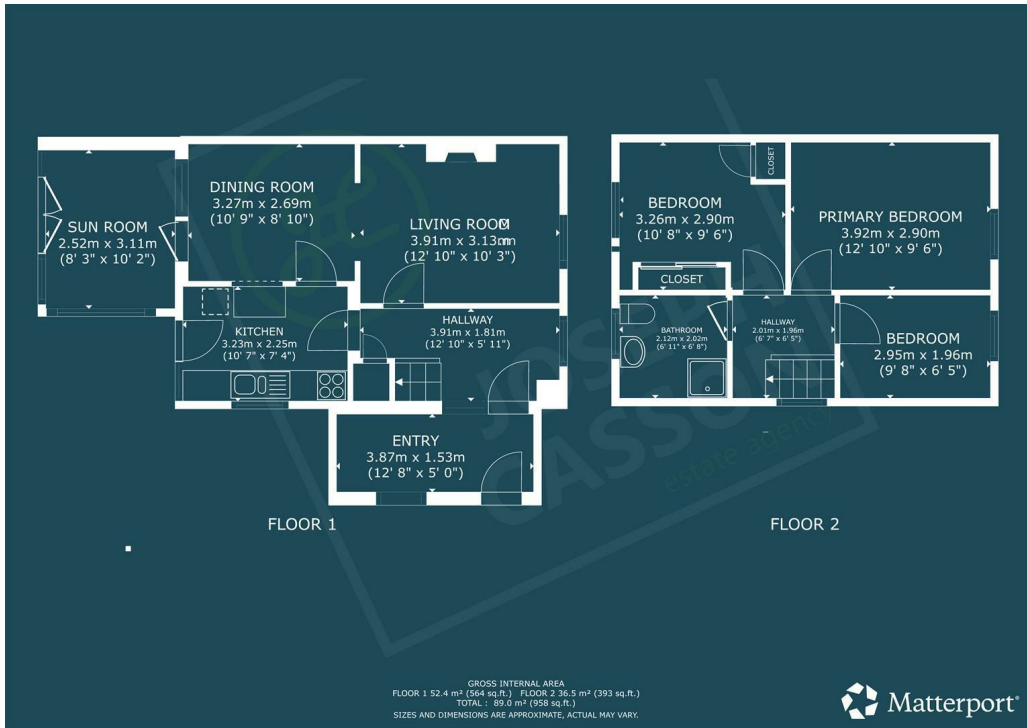
Estate/Management Charge: None.

EPC Rating: TBC

Council Tax Band: C

UTILITIES





Water Supply: Mains
Sewerage: Mains
Electricity Supply: Mains
Gas Supply: Mains
Central Heating: Mains - 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
C

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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