

Nicholls Close  
Bridgwater  
TA6 7AP



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





£375,000

- Spacious Detached Family Home
  - Four Bedrooms
  - Two Bathrooms
  - Two Reception Rooms
    - Kitchen
    - Cloakroom
    - Conservatory
  - Garage & Driveway
  - Enclosed Rear Garden
    - No Onward Chain

NO ONWARD CHAIN. Discover this spacious four-bedroom detached home in a prime location, just steps from the Bridgwater Cricket Club and a short distance from the town centre.

With excellent local schooling nearby — including St Joseph's Catholic Primary and Haygrove Secondary — this is a rare opportunity to secure a superb family home in a highly sought-after setting.

## ACCOMMODATION

Step inside to discover a welcoming, double-glazed, gas-centrally-heated home offering well-arranged accommodation. The ground floor includes an entrance porch, an open-plan hall/dining room, a cloakroom, a lounge, a conservatory and a kitchen.

Upstairs, there are four bedrooms, including a primary bedroom with its own en-suite shower room, along with a modern family bathroom.

Outside, the property benefits from front and rear gardens, a garage and a driveway providing convenient off-road parking.

## LOCATION

This charming home is nestled in a contemporary neighborhood with views of Bridgwater Cricket Club's two pitches, with St. Matthews Field, and the town centre of Bridgwater nearby.

Bridgwater provides a wide range of amenities and boasts superb connectivity with the M5 motorway and a mainline railway station. Just a short drive westward, you'll find the breathtaking Quantock Hills, designated as an Area of Outstanding Natural Beauty.

## ADDITIONAL INFORMATION

Tenure: Freehold

Estate/Management Charge: None

EPC Rating:

Council Tax Band: D

## UTILITIES

Water supply: Mains

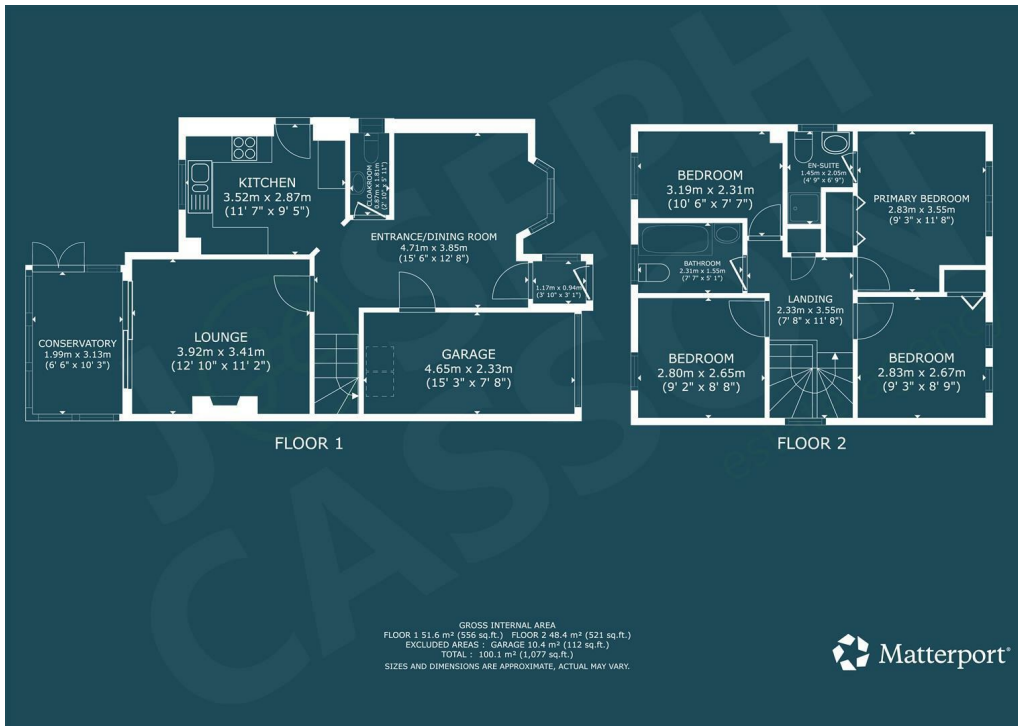
Sewerage: Mains

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

D

| 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 |  |                         |           |
| 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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