

Haygrove Park Road  
Bridgwater  
TA6 7BT



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





£335,000

- Spacious Semi-Detached Property
  - Constructed in 2016
    - Four Bedrooms
    - Two Bathrooms
  - Lounge with Wood Burner
  - Open-Plan Kitchen/Diner
    - Cloakroom
    - Garage & Driveway
  - Front & Rear Gardens
- Gas Central Heating & Double Glazing

Situated within a popular modern development, this attractive four-bedroom semi-detached home was built in 2016 by the reputable Summerfield Homes and benefits from a south-facing rear garden, garage and driveway.

The property enjoys a highly convenient position, with Haygrove School nearby and easy access to a range of local amenities. Beautiful open green spaces can be found at The Meads Eco Park and St Matthew's Field, home to Bridgwater Parkrun, perfect for outdoor enthusiasts.

Excellent transport links are also close at hand, providing straightforward access to Bridgwater town centre and Hinkley Point, making this an ideal choice for both families and commuters alike.

## ACCOMMODATION

This well-presented, double-glazed and gas centrally heated home briefly comprises an inviting entrance hallway with cloakroom, a lounge featuring a wood-burning stove, and a spacious open-plan kitchen/diner ideal for modern living and entertaining.

To the first floor, the property offers four bedrooms, including a primary bedroom with an en-suite shower room, along with a contemporary family bathroom accessed from the landing.

Externally, the property benefits from an attractive lawned front garden, a driveway and garage to the side, and a south-facing, enclosed rear garden featuring both lawned and seating areas—perfect for outdoor relaxation.

## LOCATION

Positioned to the west of Bridgwater's town centre, this small development is positioned within easy reach of the town centre and has a number of nearby amenities including children's play area, convenience store, post office, fish and chip shop, hairdressers and Bridgwater Cricket and Bowls Clubs. The location is particularly popular with families as Haygrove School, located off Durleigh Road, is one of Bridgwater's premier secondary schools.

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:

Council Tax Band: C

## UTILITIES

Water supply: Mains

Sewerage: Mains

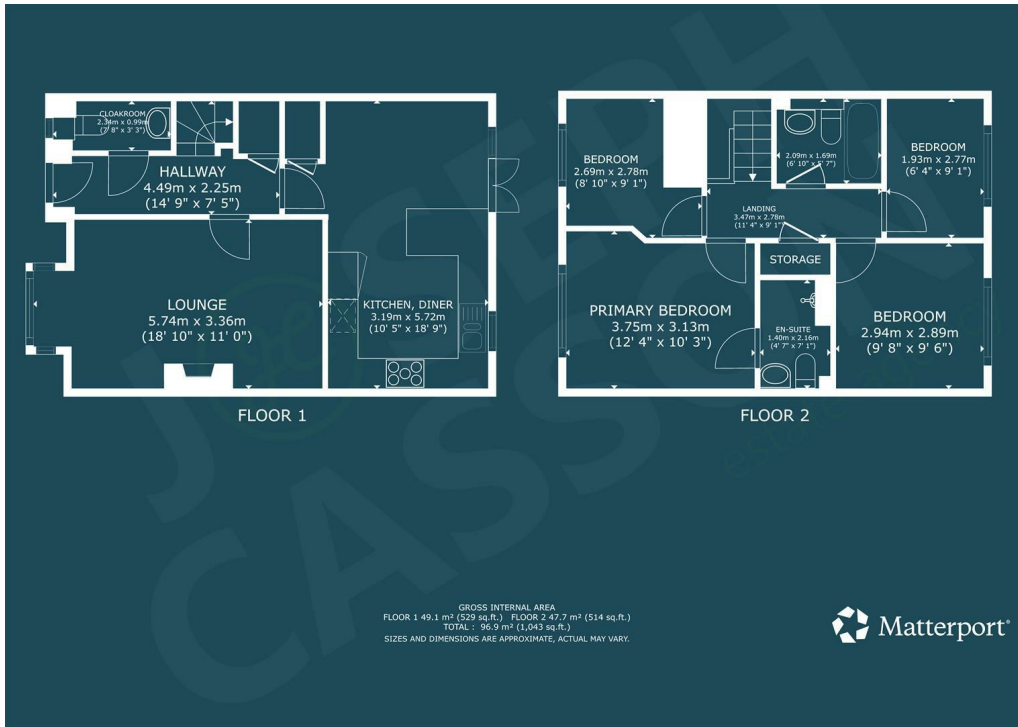
Electricity Supply: Mains

Mains Gas Supply: Yes

Central Heating: Yes - Gas

## FLOODING





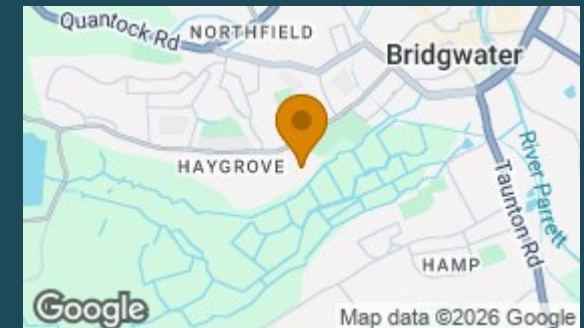
No Flooding in the last 5 years. Flood Information: [flood-map-for-planning.service.gov.uk/location](https://flood-map-for-planning.service.gov.uk/location).

**BROADBAND & MOBILE COVERAGE**

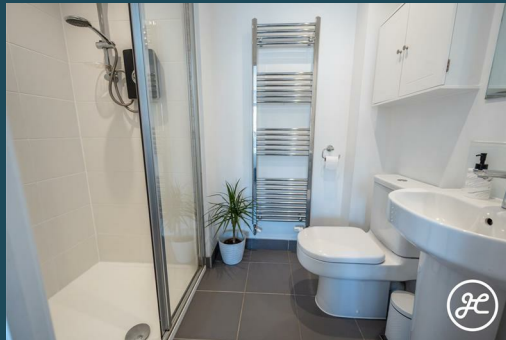
For an indication of specific speeds and supply or coverage in the area, we recommend that potential buyers use the Ofcom checkers below:  
[checker.ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage)  
[checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

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			
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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