

Wilkins Road  
Bridgwater  
TA6 4EL



**JOSEPH CASSON**

the estate agency your home deserves





£179,950

- Terraced Property
  - Two Bedrooms
  - One Bathroom
- Living Room & Conservatory
  - Kitchen/Diner
- Front & Rear Gardens
  - Electric Heating
- No Onward Chain
  - EPC Rating: D
- Council Tax Band: A



NO ONWARD CHAIN. A well-presented, two bedroom property nestled in a sought-after residential development just east of Bridgwater's town centre. Situated near Bridgwater Hospital and various amenities, this home is perfect for those seeking a convenient and comfortable lifestyle.

Best of all, this property is being offered with no onward chain, making the buying process smooth and hassle-free. Don't miss out on this fantastic opportunity to own a cozy home in a prime location.

## ACCOMMODATION

This spacious property benefits from electric heating and briefly comprises: an entrance hallway, living room, kitchen/diner, and wooden conservatory (in need of repair) to the ground floor. Upstairs, two bedrooms, both with integrated wardrobes and a bathroom, are accessed from the landing. Outside, there is a lawned front garden and a low-maintenance rear garden with artificial lawn and shrub borders.

## LOCATION

Bower is a popular development on the Eastern edge of Bridgwater and has a range of local facilities including: Tesco express, Bower Inn and Bridgwater Hospital. The development also offers excellent access to Bridgwater town centre, A39 and M5.

Bridgwater offers a wide range of amenities and has excellent transport links to the M5 motorway and mainline rail link. A short distance to the West is the Quantock Hills, an Area of Outstanding Natural Beauty.



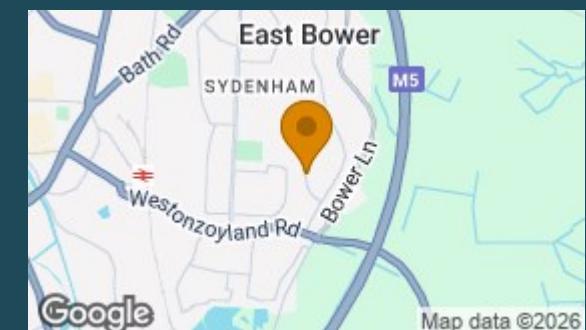


GROSS INTERNAL AREA  
 FLOOR 1 33.4 m<sup>2</sup> (360 sq.ft.) FLOOR 2 28.9 m<sup>2</sup> (311 sq.ft.)  
 EXCLUDED AREAS : PATIO 31.9 m<sup>2</sup> (343 sq.ft.)  
 TOTAL : 62.3 m<sup>2</sup> (670 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

### Council Tax Band

A

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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