

Claremont Grove
Bridgwater
TA6 4XL




JOSEPH CASSON
the estate agency your home deserves





£220,000

- Modern End-Terraced Property
- Two Bedrooms
- One Bathroom
- Spacious Lounge with Wood Burner
- Kitchen
- Conservatory
- Enclosed Side/Rear Gardens
- Parking On Own Driveway



Discover this impressive two bedroom end-terraced home, featuring a wood burner, conservatory and positioned on a spacious corner plot.

Located in a cul-de-sac, you're just moments away from fantastic local amenities like Tesco Express, the Bower Inn, and Bridgwater Hospital.

ACCOMMODATION

This modern home briefly comprises: entrance porch, lounge, kitchen and conservatory to the ground floor, with two bedrooms and a bathroom accessed from the first floor landing. Externally, there is a driveway located to the side of the property, and an enclosed rear garden which extends to the side.

LOCATION

Bower Manor 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.

ADDITIONAL INFORMATION

Tenure: Freehold

Estate/Management Charge: None

EPC Rating: D

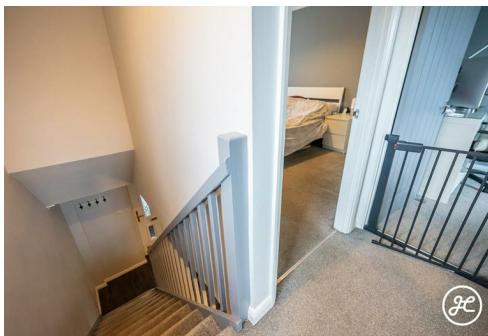
Council Tax Band: A

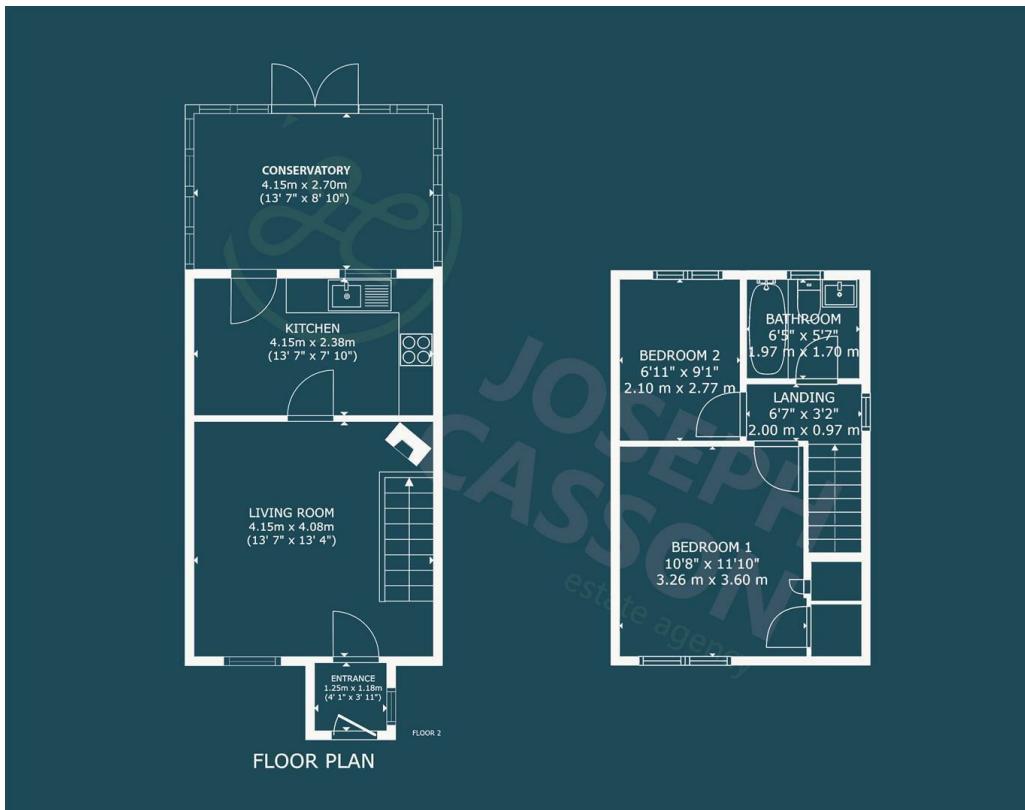
UTILITIES

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:

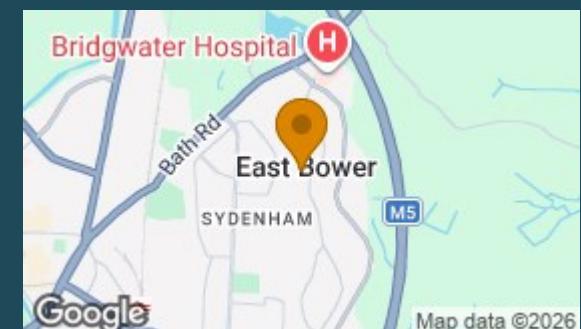
checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

Council Tax Band

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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