

Larch Close
Bridgwater
TA6 4UY



JOSEPH CASSON
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£210,000

- Spacious End Terraced Property
 - Two Bedrooms
 - One Bathroom
 - Lounge
 - Kitchen/Diner
 - Enclosed Rear Garden
 - Parking For Two Vehicles
- Gas Central Heating & Double Glazing
 - No Onward Chain

A well-presented two-bedroom end-terrace home, offered to the market with NO ONWARD CHAIN. Tucked away in a quiet cul-de-sac, this property enjoys a convenient location close to a wide range of local amenities, including Tesco Express, The Bower Inn, and Bridgwater Hospital.

ACCOMMODATION

The accommodation is thoughtfully arranged and includes an entrance hallway, a lounge, and a modern kitchen/diner on the ground floor. Upstairs, the first-floor landing provides access to two well-proportioned bedrooms and a bathroom.

Outside, the property benefits from a driveway to the rear and an enclosed rear garden.

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, the 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

EPC Rating:

Council Tax Band: B

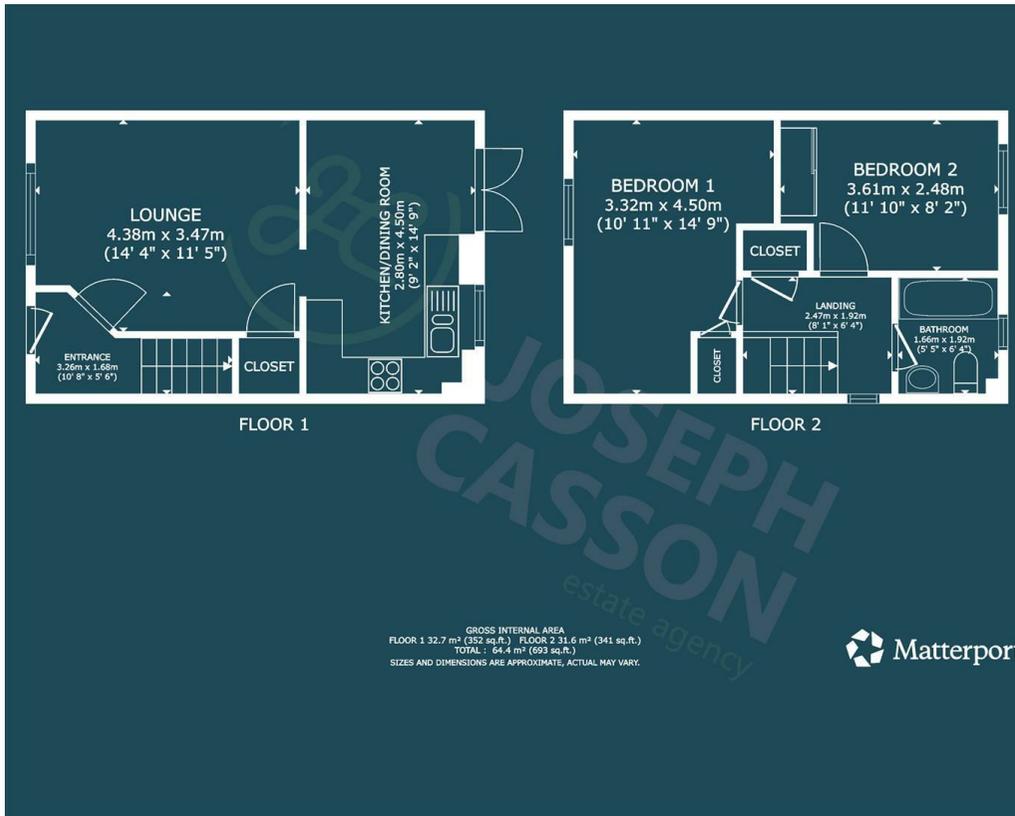
UTILITIES

Water Supply: Mains

Sewerage: Mains

Electricity Supply: Mains





Gas Supply: Mains
 Central Heating: Yes – Gas

FLOODING

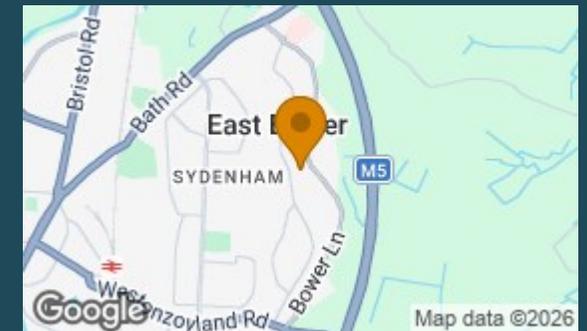
No Flooding in the last 5 years.
 Flood Information: flood-map-for-planning.service.gov.uk

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
 B

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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