

Kestrel Close  
Bridgwater  
TA6 5DS



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





£260,000

- Spacious Semi-Detached Property
  - Three Bedrooms
  - One Bathroom
    - Lounge
    - Kitchen/Diner
    - Conservatory
  - Enclosed Rear Garden
  - Garage and Driveway
- Gas Central Heating & Double Glazed
  - No Onward Chain

NO ONWARD CHAIN. Situated in a tucked-away position within the desirable Bridge Estate area of Bridgwater, this spacious three-bedroom semi-detached home offers comfortable living with the added benefits of a garage, driveway parking, and an enclosed rear garden.

Offered to the market with no onward chain, it presents an excellent opportunity for a smooth and straightforward move.

## ACCOMMODATION

This double-glazed, gas centrally heated accommodation briefly comprises: entrance hallway, lounge, kitchen, and conservatory to the ground floor. Arranged on the first floor are three generously sized bedrooms and a bathroom. Externally, there is ample parking on the own driveway, a single garage, and an enclosed rear garden

## LOCATION

Located in the popular and established Bridge Estate on the East side of Bridgwater. With nearby access to the M5 motorway (4 miles), Bridgwater town centre, Somerset attractions and countryside villages and walks.

Local amenities in close proximity include Redgate Medical Centre, Co-Operative supermarket, CostCutter, Fish and Chip Shop, Bridgwater College and Academy and St John and St Francis Church School as well as dog walks around local fishing ponds.

## ADDITIONAL INFORMATION

Tenure: Freehold

Estate/Management Charge: None

EPC Rating: TBC

Council Tax Band: B

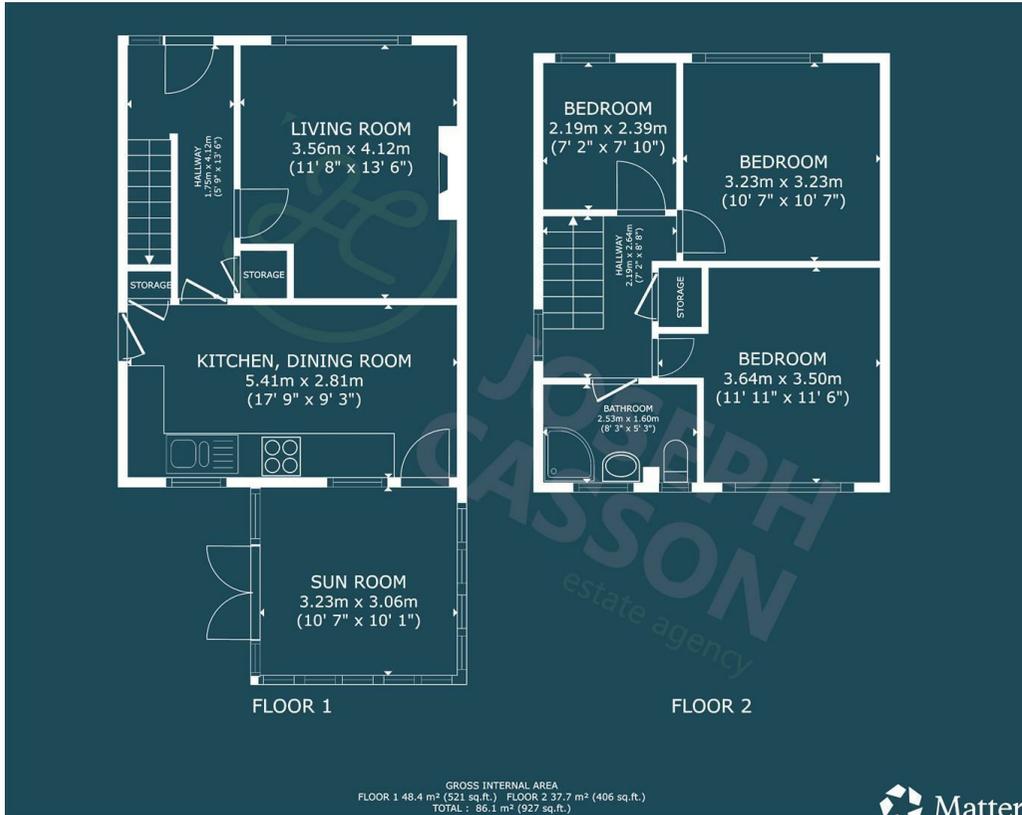
## UTILITIES

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](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

B

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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