

Blenheim Road
Bridgwater
TA6 4HE



JOSEPH CASSON
the estate agency your home deserves





£270,000

- Extended Semi-Detached Property
 - Three Bedrooms
 - One Bathroom
 - Spacious Lounge
- Kitchen/Breakfast Room
 - Conservatory
- Downstairs Cloakroom
 - Ample Parking
- Enclosed Rear Garden

Discover this impressive three-bedroom semi-detached family home in a desirable residential development close to a wide range of amenities, including Bridgwater Hospital.

Thoughtfully extended, it features a convenient ground-floor cloakroom, generous living space, stylish kitchen, bright conservatory, plenty of parking, and a private rear garden.

ACCOMMODATION

Inside, you'll find an entrance hallway, a spacious living room, a cloakroom, a kitchen/breakfast room, and a conservatory on the ground floor. Upstairs, there are three bedrooms and a bathroom accessed from the landing. Outside, there's a parking to the front, and an enclosed rear garden.

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.

ADDITIONAL INFORMATION

Tenure: Freehold

Estate/Management Charge: No

EPC Rating: D

Council Tax Band: B

UTILITIES

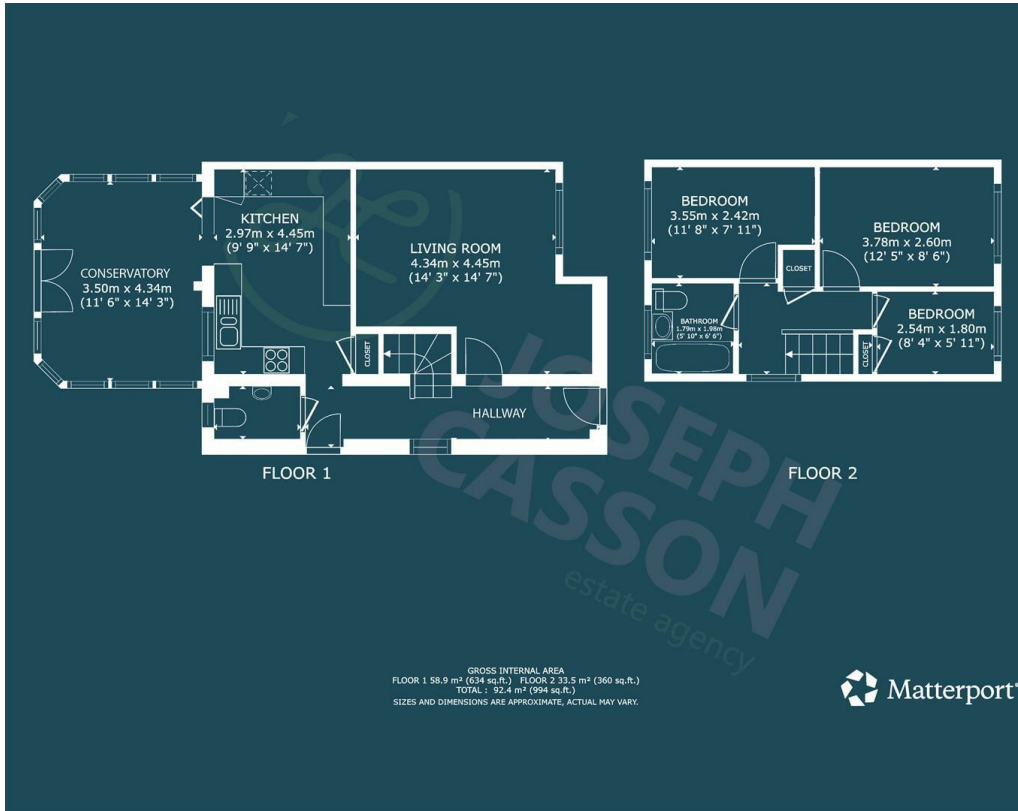
Water supply: Mains

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

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:

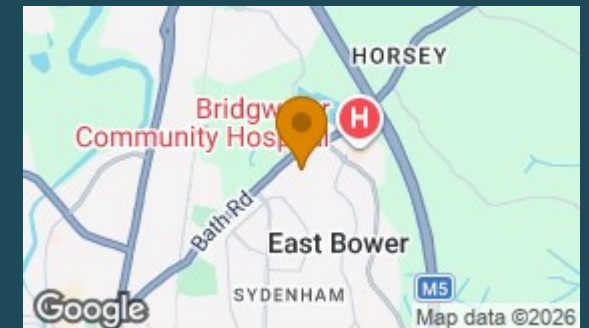
checker.ofcom.org.uk/en-gb/mobile-coverage

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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