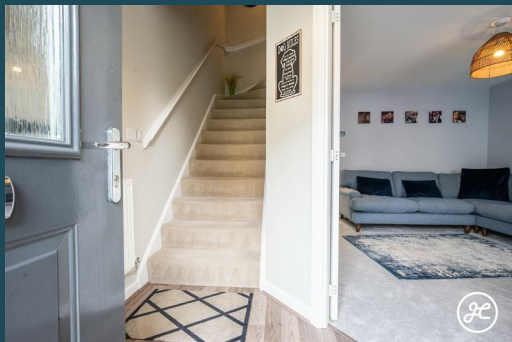


Emerald Way
Bridgwater
TA6 4GY







£258,500

- Spacious Semi-Detached Property
 - Constructed in 2016
 - Three Bedrooms
 - Two Bathrooms
 - Living Room
 - Kitchen/Diner
 - Cloakroom
 - Enclosed Rear Garden
 - Parking On Own Driveway

Welcome to this superbly presented, semi-detached home, built in 2016 and nestled in a peaceful close within the sought-after Kings Down development on the outskirts of Bridgwater.

Featuring three bedrooms—one with an en-suite—and a family bathroom upstairs. The ground floor offers a spacious lounge, a convenient cloakroom, and a dual aspect, open-plan kitchen/diner.

Plus, enjoy your own driveway with an EV charger and a spacious rear garden!

ACCOMMODATION

Step inside to find an inviting entrance hallway, a living room, a cloakroom, and a spacious kitchen/diner on the ground floor. Upstairs features three bedrooms, including a primary bedroom with an en-suite shower room, plus a family bathroom.

Enjoy your own driveway parking for two cars with an EV charger and a generously sized enclosed rear garden.

LOCATION

Positioned just north of Bridgwater, Kings Down is located 37 miles south of Bristol and is within easy reach of the M5 motorway. The development is also home to Willowdown Primary Academy and is close to a number of local amenities.

Bridgwater Town Centre is a few minutes by car and offers a wide range of shopping and leisure facilities both within the centre and the surrounding area. A short distance to the West is the Quantock Hills, an Area of Outstanding Natural Beauty.

ADDITIONAL INFORMATION

Tenure: Freehold

Estate/Management Charge: £200 per annum (awaiting written confirmation)

EPC Rating: B

Council Tax Band: C

UTILITIES

Water supply: Mains

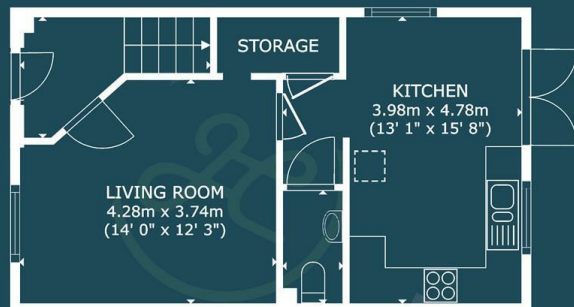
Sewerage: Mains

Electricity Supply: Mains

Mains Gas Supply: Yes

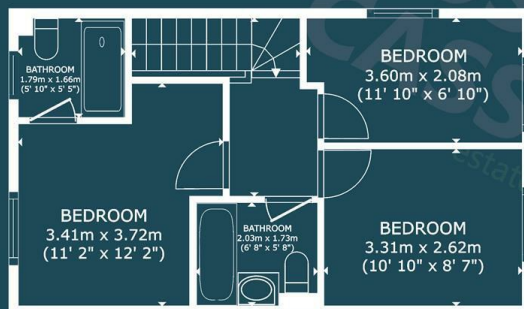
Central Heating: Yes - Gas





FLOOR 1

GROSS INTERNAL AREA
FLOOR 1 40.5 m² (435 sq.ft.) FLOOR 2 40.3 m² (434 sq.ft.)
TOTAL : 80.8 m² (870 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

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:

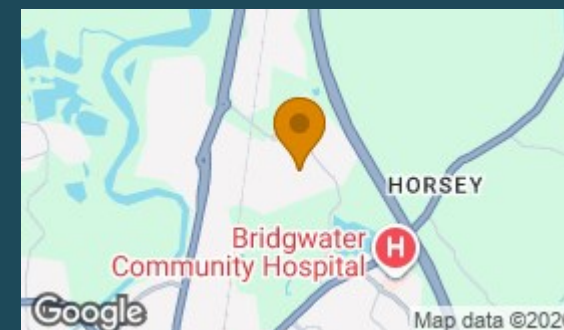
checker.ofcom.org.uk/en-gb/mobile-coverage

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

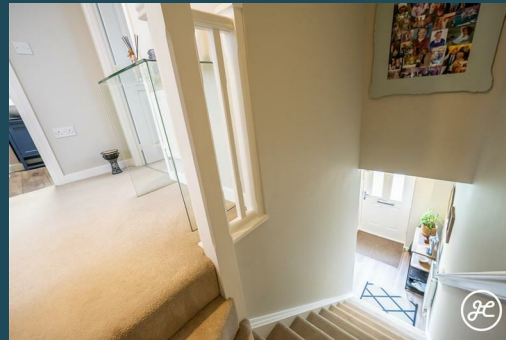
Council Tax Band

C

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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JOSEPH CASSON

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