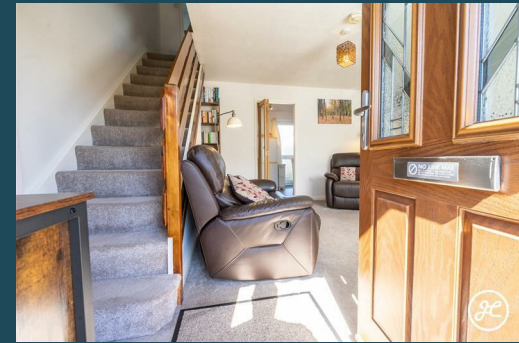


Linley Close
Bridgwater
TA6 4HL




JOSEPH CASSON
the estate agency your home deserves





£179,950

- Mid-Terraced Property
 - Two Bedrooms
 - One Bathroom
 - Living Room
 - Kitchen/Diner
 - Front & Rear Gardens
- Parking For Two Vehicles
- Double Glazed & Electric Heating

A well-presented two-bedroom mid-terrace home, featuring a driveway for two vehicles and set within a quiet cul-de-sac. The property enjoys a highly convenient position close to an excellent range of local amenities, including Tesco Express, The Bower Inn, and Bridgwater Hospital.

ACCOMMODATION

This double-glazed and electrically heated home offers well-arranged accommodation comprising a living room and a kitchen/diner on the ground floor. On the first floor, the landing leads to two bedrooms and a bathroom.

Outside, the property enjoys an enclosed rear garden with a pathway giving access to the driveway, along with a front garden. The driveway provides off-road parking for two vehicles.

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, 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: E

Council Tax Band: A

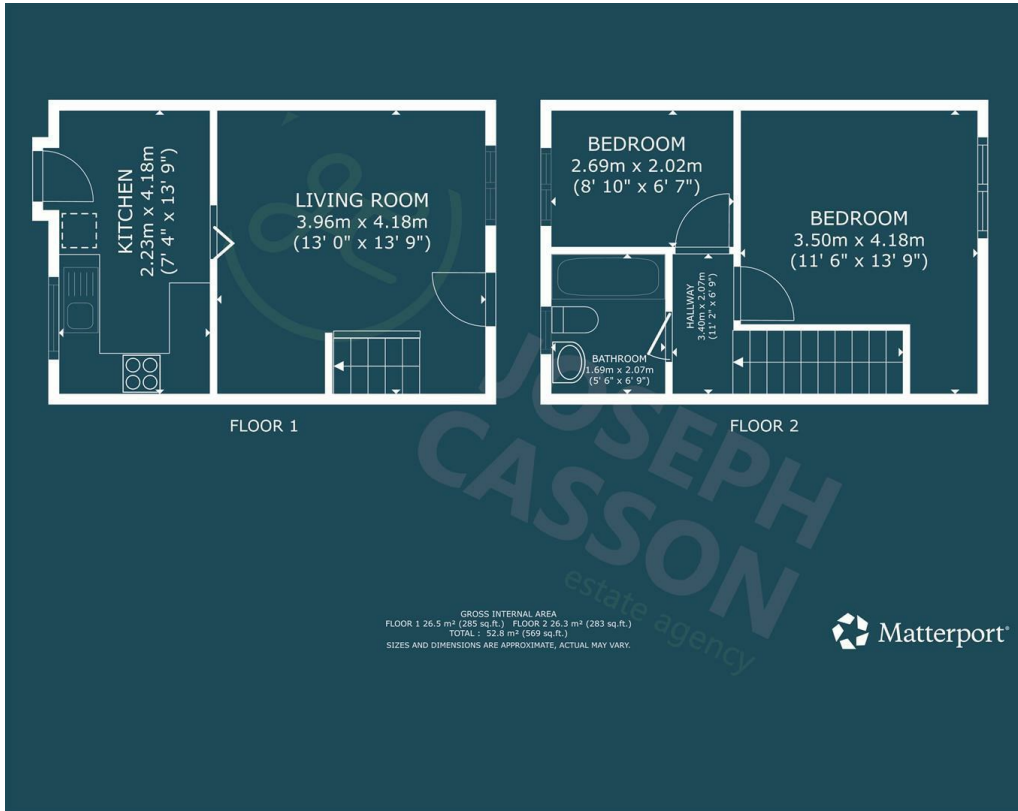
UTILITIES

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

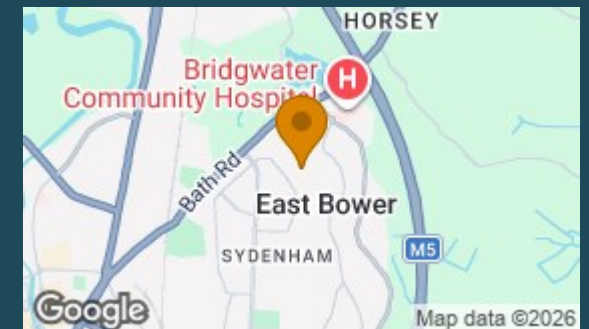
BROADBAND & MOBILE COVERAGE

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

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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