

Pearl Close  
Bridgwater  
TA6 4WT



**JOSEPH CASSON**  
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£230,000

- Semi-Detached Property
- Constructed in 2018
- Three Bedrooms
- Two Bathrooms
  - Lounge
  - Kitchen/Diner
- Ground Floor Cloakroom
- Enclosed Rear Garden with Side Access
- Driveway

Discover this fantastic three-bedroom semi-detached home with a master en-suite, nestled in a peaceful cul-de-sac of the sought-after Kings Down development.

Enjoy convenient access to local shops, dining options, and schools. Plus, excellent transport links make commuting a breeze!

## ACCOMMODATION

This spacious family home features an entrance hallway, cloakroom, kitchen, and a generously sized lounge/diner with French doors leading to the garden. Upstairs, a spacious landing leads to a modern family bathroom and three bedrooms, with the primary bedroom benefitting from an en-suite shower room.

The rear garden boasts a lawned rear garden with patio and wooden shed to remain. There is parking for one vehicle on own driveway to the front aspect.

## 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: £243.11 per annum

EPC Rating: B

Council Tax Band: C

## 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](http://flood-map-for-planning.service.gov.uk/location)

### BROADBAND & MOBILE COVERAGE

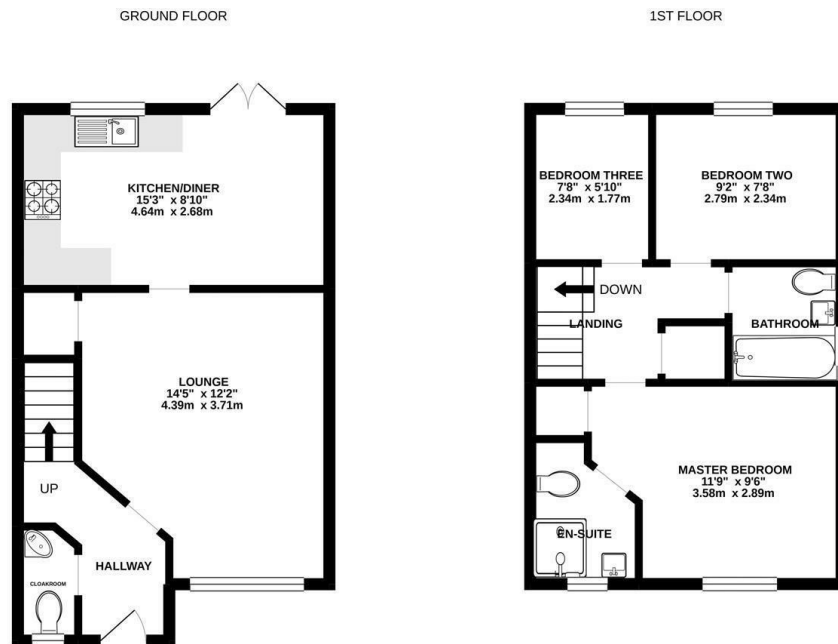
For an indication of specific speeds and supply or coverage in the area, we recommend that potential buyers use the Ofcom checkers below:

[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

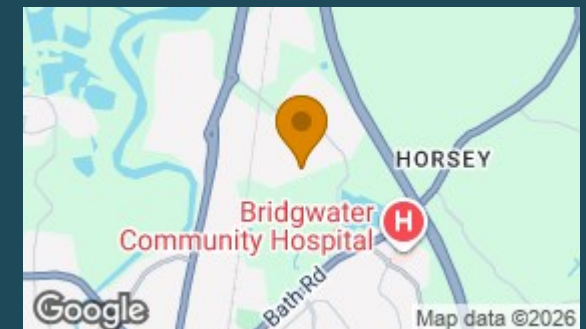
### Council Tax Band

C



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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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