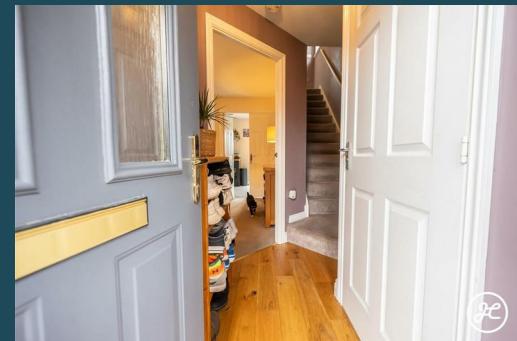


Church Meadow
Bridgwater
TA6 3UL



JOSEPH CASSON

the estate agency your home deserves





£235,000

- Spacious End Terraced Property
- Three Bedrooms
- One Bathroom
- Lounge
- Kitchen/Diner
- Cloakroom
- Enclosed Rear Garden
- Garage & Driveway



Discover this stylish three-bedroom end-terraced home, perfectly located in a quiet spot adjacent to allotments.

Situated in a desirable development just off Homberg Way, it comes with the added perks of a garage and driveway!

ACCOMMODATION

This double-glazed and gas centrally heated accommodation briefly comprises: entrance hallway, cloakroom, lounge, and kitchen/diner on the ground floor, with three bedrooms and a bathroom accessed from the first floor landing. Outside, there is an enclosed, low-maintenance rear garden, a garage, and a parking space.

LOCATION

This popular development is accessed off Homberg Way (NDR) and is ideally situated for access to both Bridgwater Town Centre and the M5. Chilton Trinity Secondary School, 1610 Sports Centre (including swimming pool) and The Green is a short distance away, as are a wide range of other local amenities.

Bridgwater offers a full range of facilities including retail, educational, and leisure amenities. Bridgwater bus station offers a regular bus service to Taunton together with a daily service to London Hammersmith. There are mainline links via Bridgwater Railway station. A short distance to the West is the Quantock Hills, an Area of Outstanding Natural Beauty.

ADDITIONAL INFORMATION

Tenure: Freehold (The garage is leasehold, 999 years from 2003, and there is an annual peppercorn ground rent.)

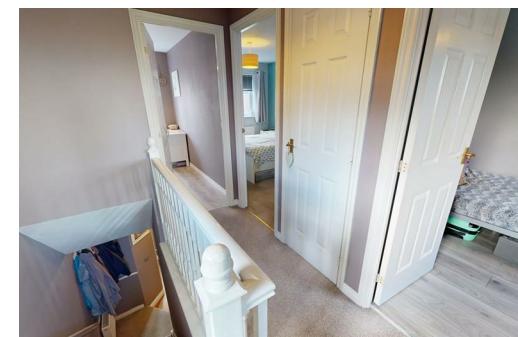
Estate/Management Charge: None.

EPC Rating:

Council Tax Band: C

UTILITIES

Water supply: Mains





FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 36.3 m² (391 sq.ft.) FLOOR 2 36.5 m² (393 sq.ft.)
TOTAL : 72.8 m² (784 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

 Matterport

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

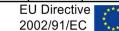
For an indication of specific speeds and supply or coverage in the area, we recommend that potential buyers use the Ofcom checkers below:

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

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

Council Tax Band

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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