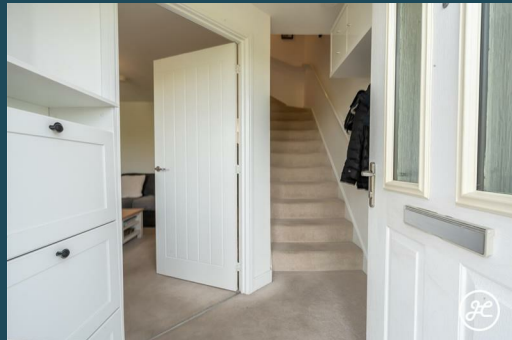


Garnet Road
Bridgwater
TA6 4YX




JOSEPH CASSON
the estate agency your home deserves





£260,000

- Modern Semi-Detached Property
 - Constructed in 2022
 - Three Bedrooms
 - Two Bathrooms
 - Lounge
 - Kitchen/Diner
 - Cloakroom
 - Enclosed Front/Side Garden
 - Parking For Two Vehicles
- 10 Year Buildmark Warranty (From Construction)

Built by Taylor Wimpey in 2022, this stylish modern semi-detached home sits on the edge of Kingsdown. Inside, you'll find three well-proportioned bedrooms (the primary with its own en-suite), a family bathroom, a lounge, a cloakroom, and a bright kitchen/diner perfect for everyday living.

The private driveway and enclosed rear garden add to the appeal, while the Kings Down development places you within easy reach of local amenities and convenient transport connections.

ACCOMMODATION

This UPVC double-glazed, gas centrally heated accommodation briefly comprises: entrance hallway, lounge, inner hallway, cloakroom, and kitchen/diner to the ground floor. Accessed from the ¼ turning staircase and accessed from the landing is a family bathroom and three bedrooms, the largest bedroom benefitting from an en-suite shower room. Externally, the property has an enclosed rear garden which extends to the side and parking for two vehicles to the front of the property.

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: £288.92 per annum (TBC)

EPC Rating: B

Council Tax Band: C

UTILITIES

Water supply: Mains

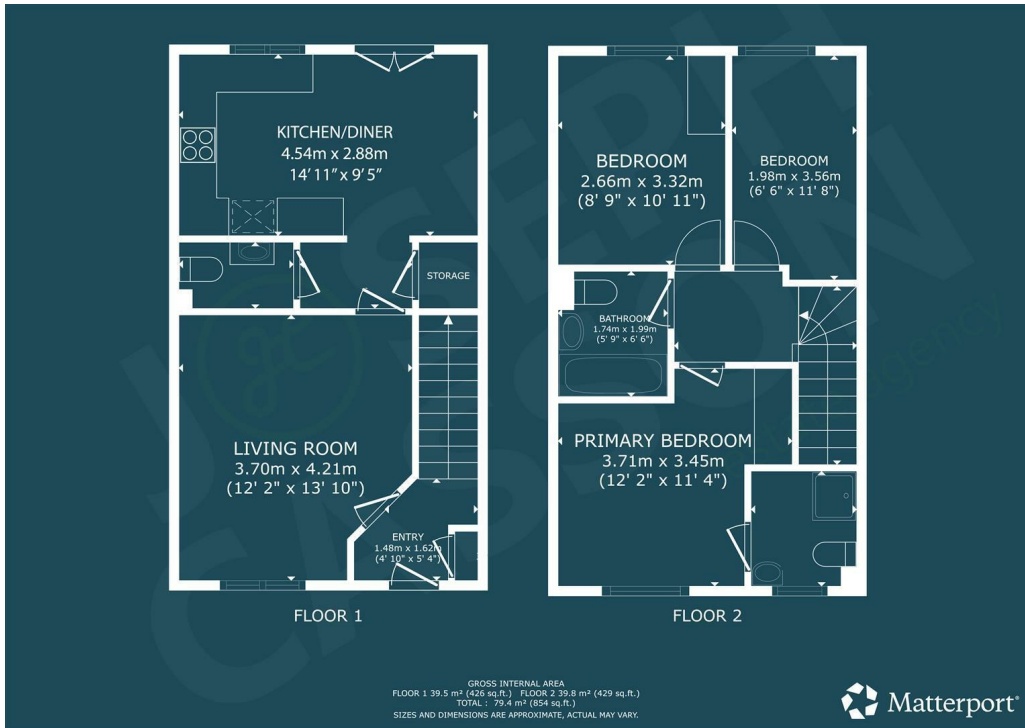
Sewerage: Mains

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

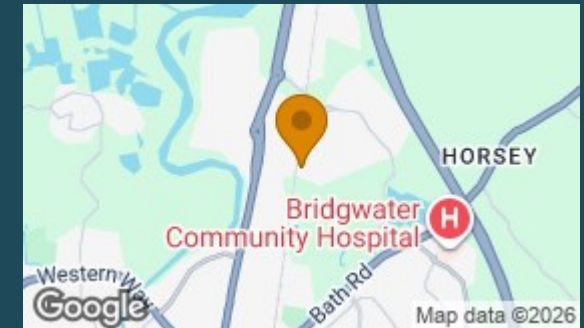
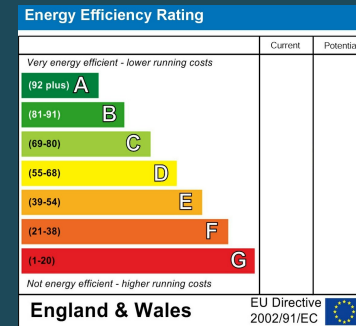
For an indication of specific speeds and supply or coverage in the area, we recommend that potential buyers use the Ofcom checkers below:

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

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

Council Tax Band

C



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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