

Cavalier Close  
Bridgwater  
TA6 3WF



  
**JOSEPH CASSON**  
the estate agency your home deserves









£125,000

- Spacious Top Floor Apartment
  - Two Bedrooms
  - One Bathroom
  - Lounge/Diner
  - Fitted Kitchen
  - Electric Heating
  - Double Glazing
- Garage & Driveway
- No Onward Chain

NO ONWARD CHAIN. Discover this well-presented two-bedroom apartment, quietly positioned in a cul-de-sac on the edge of a desirable modern development. The property benefits from its own garage and driveway.

You'll also enjoy easy access to nearby local amenities, making this an ideal home for first-time buyers, downsizers, or investors

## ACCOMMODATION

This double-glazed and electrically heated accommodation briefly comprises: a communal entrance with a staircase to the top floor. Entrance hallway, two bedrooms, bathroom, kitchen, and lounge/diner. Outside, there is a garage (under a coach house) with parking in front. (The garage is the furthest on the right as you look at the garages.)

## LOCATION

This sought-after development is accessed off Western Way (NDR) and is very popular with families. It is ideally situated for access to both Bridgwater Town Centre and the M5. Chilton Trinity Secondary School & 1610 Sports Centre is a short distance away as are a number of other local amenities. Bridgwater Town Centre 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: Leasehold - 155 years from 01/01/2025 / Garage is also leasehold with 999 years from the date of construction.

Estate/Management Charge: £1769.52 per annum

Ground Rent: £145 per annum

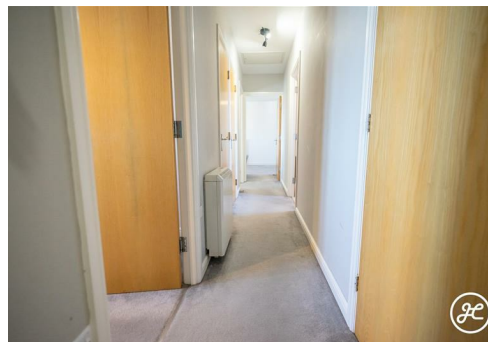
EPC Rating: C

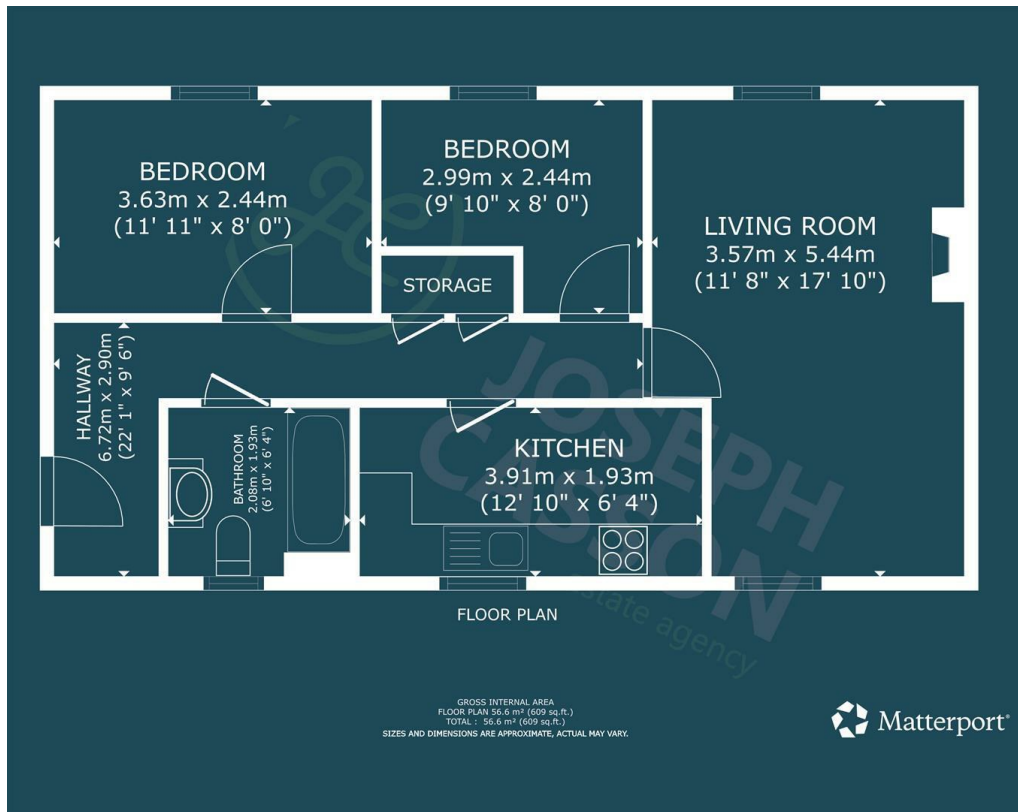
Council Tax Band: A

## UTILITIES

Water supply: Mains

Sewerage: Mains





Electricity Supply: Mains

Mains Gas Supply: No

Central Heating: No - Electric Heaters

## FLOODING

No Flooding in the last 5 years. Flood Information: [flood-map-for-planning.service.gov.uk/location](https://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:

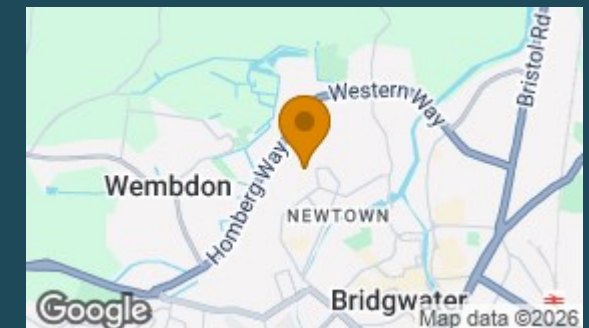
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[checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

## Council Tax Band

A

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <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>                             |         |           |
| 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



Joseph Casson Estate Agency -  
Bridgwater  
1 Friarn Lawn  
Bridgwater  
Somerset  
TA6 3LL

Contact  
01278258005  
[office@josephcasson.co.uk](mailto:office@josephcasson.co.uk)  
[www.josephcasson.co.uk](http://www.josephcasson.co.uk)



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