

Woodbury Road  
Bridgwater  
TA6 7LG



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





£375,000

- Modern Detached Property
  - Constructed in 2010
    - Four Bedrooms
    - Two Bathrooms
      - Lounge
      - Kitchen/Diner
  - Cloakroom & Utility Room
    - Garage & Driveway
  - Enclosed Rear Garden
    - No Onward Chain

NO ONWARD CHAIN. Positioned on the corner of Woodbury and Durleigh Road, near Haygrove Comprehensive School, is this impressive four-bedroom detached property constructed in 2010—offered with no onward chain.

Set in a sought-after area, it boasts easy access to Bridgwater Town Centre and Hinkley Point via excellent transport links, making it ideal for families and commuters alike.

## ACCOMMODATION

This double-glazed and gas centrally heated accommodation briefly comprises: entrance hallway, lounge, kitchen/diner, utility room, and cloakroom to the ground floor, with four bedrooms (a primary bedroom with en-suite shower room) and a family bathroom. Outside, there is ample parking on own driveway, garage, and an enclosed rear garden.

## LOCATION

Positioned West of Bridgwater Town Centre, this sought-after residential area has a few local amenities, including a convenience store, post office, and a hairdresser's. The location is particularly popular with families as Haygrove School, located off Durleigh Road, is one of Bridgwater's premier secondary schools.

A short distance away, Bridgwater Town Centre offers a wide range of amenities and has excellent transport links to the M5 motorway and mainline rail link. To the West is the Quantock Hills, an Area of Outstanding Natural Beauty.

## ADDITIONAL INFORMATION

Tenure: Freehold

Estate/Management Charge: None.

EPC Rating: TBC - Previously a C

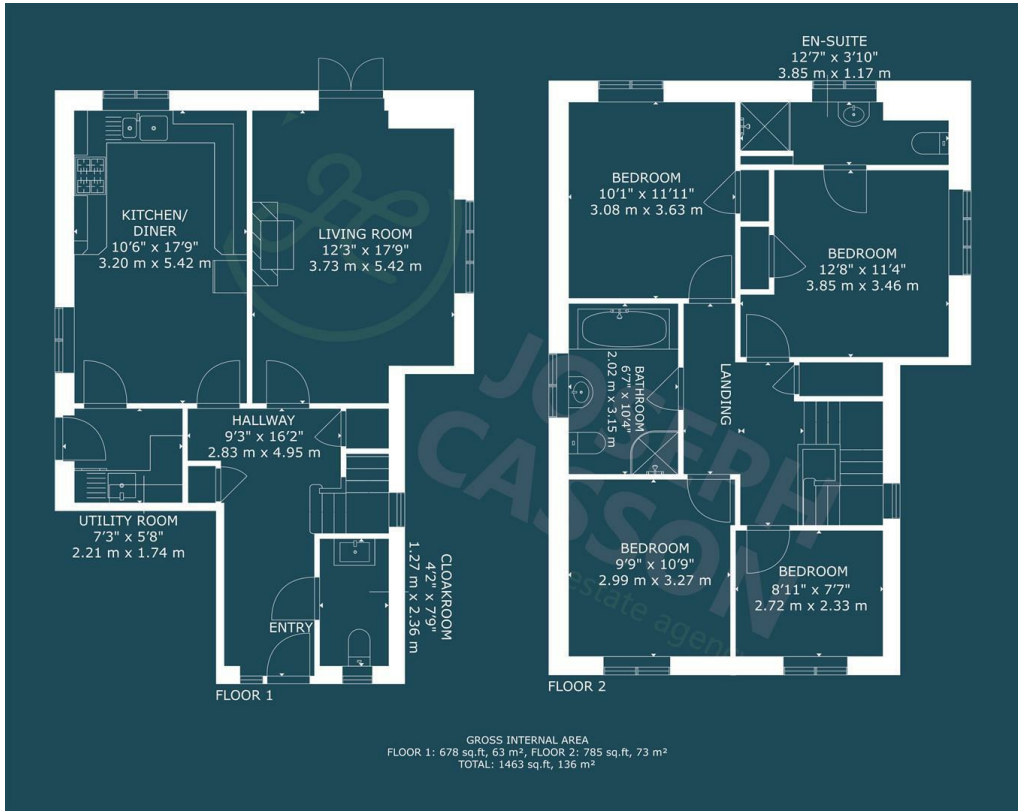
Council Tax Band: E

## 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](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:

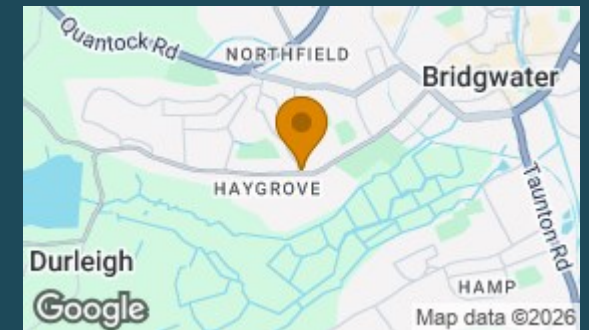
[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

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

### Council Tax Band

E

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		
<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



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

Contact  
01278258005  
office@josephcasson.co.uk  
www.josephcasson.co.uk



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