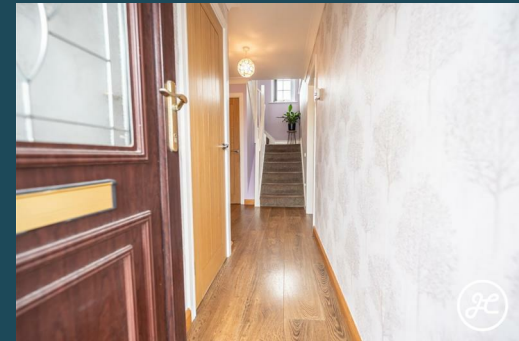


Duncombe Close
Bridgwater
TA6 4UT




JOSEPH CASSON
the estate agency your home deserves





£355,000

- Extended Detached Family Home
 - Four Bedrooms
 - One Bathroom
 - Lounge
- Open-Plan Kitchen/Dining/Living Room
 - Cloakroom
- Enclosed Rear Garden
- Parking On Own Driveway
- Large Garage (Door Currently Blocked Up)

A well-presented and spacious detached home, benefitting from a superb extended open-plan kitchen/dining/living space, a separate lounge, and a large garage, together with ample driveway parking.

Occupying a sought-after position on the eastern side of Bridgwater, the property is set within a popular residential area, offering convenient access to a range of local amenities, well-regarded schools, and excellent transport links.

This versatile property will appeal to a wide range of buyers, particularly families seeking generous living space in a desirable and well-connected location.

ACCOMMODATION

This well-presented, double-glazed and gas centrally heated home offers spacious and versatile accommodation throughout. The ground floor briefly comprises an entrance hallway, cloakroom, comfortable lounge, and an impressive open-plan kitchen/dining/living space—ideal for modern family living and entertaining. On the first floor, there are four well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from an enclosed rear garden featuring seating areas and a useful office/storage room. At the front, there is ample driveway parking, along with a large single garage (with the door currently blocked).

LOCATION

East Bower is a popular development on the Eastern edge of Bridgwater and has a range of local facilities including: Tesco express, Bower Inn and Bridgwater Hospital. The development also offers excellent access to Bridgwater town centre, A39 and M5.

Bridgwater 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: Freehold
Estate/Management Charge: None
EPC Rating: C
Council Tax Band: C

UTILITIES

Water supply: Mains
Sewerage: Mains
Electricity Supply: Mains
Mains Gas Supply: Yes
Central Heating: Yes - Gas

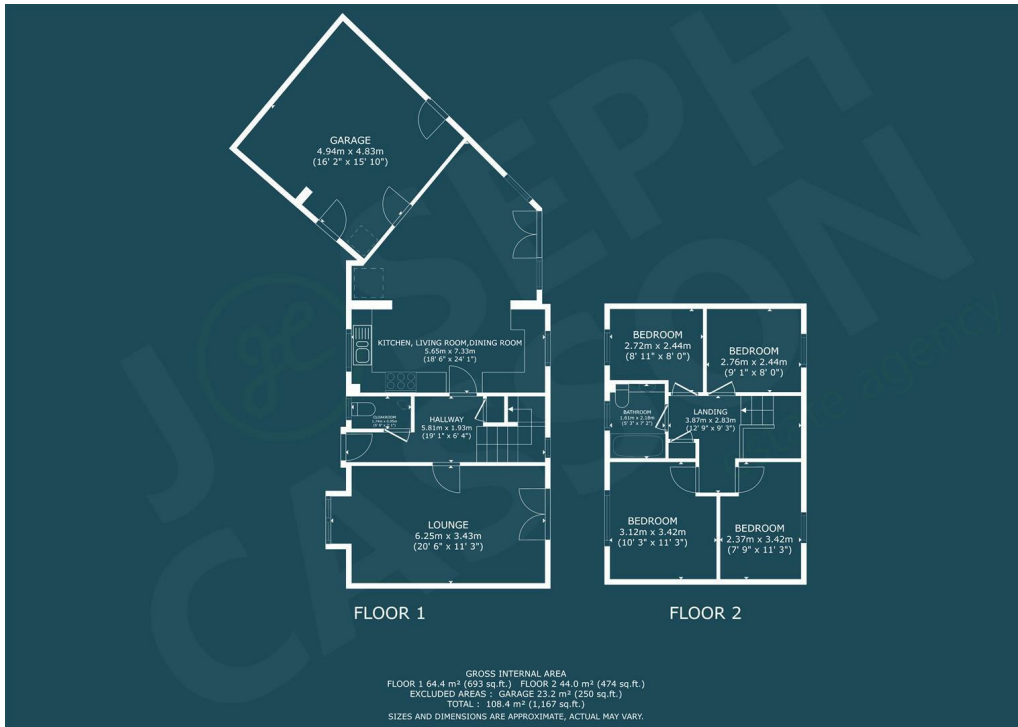
FLOODING

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

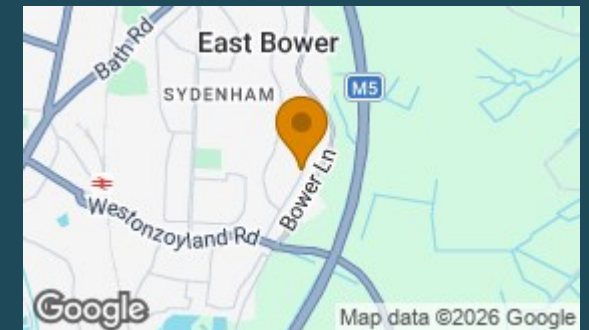
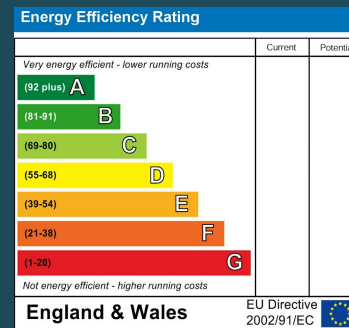




recommend that potential buyers use the Ofcom checkers below:
checker.ofcom.org.uk/en-gb/mobile-coverage
checker.ofcom.org.uk/en-gb/broadband-coverage

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



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

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



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