

Emerald Way  
Kings Down  
Bridgwater  
TA6 4GY



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





£240,000

Welcome to this superbly presented semi-detached home, built in 2016 and set within the sought-after Kings Down development on the outskirts of Bridgwater.

The first floor features three bedrooms, including a primary bedroom with an en-suite, along with a modern family bathroom. On the ground floor, you'll find a spacious lounge, a convenient cloakroom, and an open-plan kitchen/diner ideal for everyday living.

Outside, the property benefits from its own driveway and a generously sized rear garden.

## ACCOMMODATION

Step inside to an inviting entrance hallway leading to a living room, cloakroom, and a spacious kitchen/diner on the ground floor. Upstairs offers three bedrooms, including a primary bedroom with an en-suite shower room, along with a modern family bathroom.

Outside, the property benefits from driveway parking for two cars and a generously sized, enclosed rear garden.

## 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: £200 per annum (awaiting written confirmation)

EPC Rating: B

Council Tax Band: C

### UTILITIES

Water supply: Mains

Sewerage: Mains

Electricity Supply: Mains

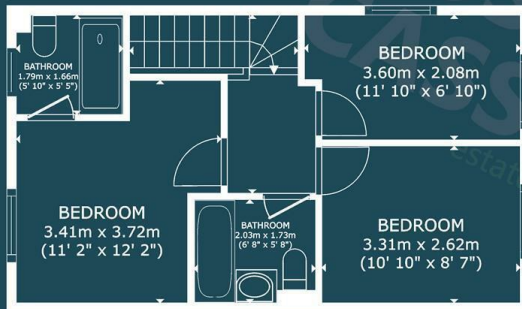
Mains Gas Supply: Yes

Central Heating: Yes - Gas





FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 40.5 m<sup>2</sup> (435 sq.ft.) FLOOR 2 40.3 m<sup>2</sup> (434 sq.ft.)  
 TOTAL : 80.8 m<sup>2</sup> (870 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

### 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:

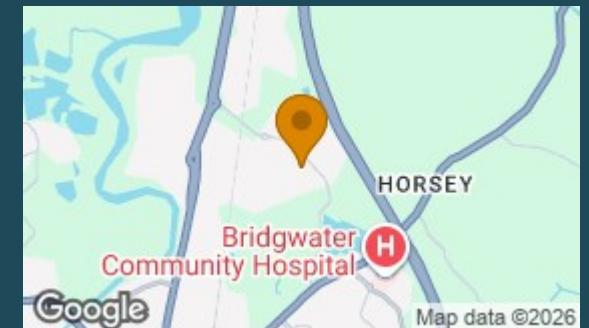
[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

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

### Council Tax Band

C

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



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