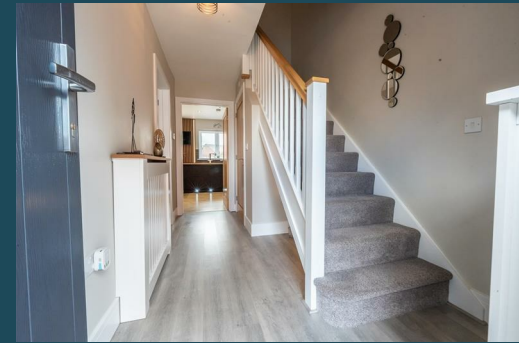


Red Deer Gardens  
Bridgwater  
TA6 7DF



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





£325,000

- Modern Detached Property
  - Constructed in 2018
    - Three Bedrooms
      - One Bathroom
        - Lounge
          - Kitchen/Diner
            - Cloakroom
- Garage & Driveway
- Enclosed Rear Garden
  - No Onward Chain

NO ONWARD CHAIN. Situated within an exclusive contemporary development in Durleigh, this impressive property offers excellent access to Bridgwater's town centre, well-regarded schools, and a variety of local amenities.

Built in 2018 and thoughtfully enhanced since, this modern detached family home is presented in outstanding condition throughout.

With no onward chain, it provides a superb opportunity for buyers seeking a stylish, move-in-ready home in a highly desirable location.

## ACCOMMODATION

This spacious home offers well-planned accommodation arranged over two floors. The ground level features an inviting entrance hallway, an open-plan kitchen/diner, a lounge, and a cloakroom. Upstairs, the landing leads to three well-proportioned bedrooms (the primary bedroom with a walk-in wardrobe) and a modern family bathroom.

Outside, the property benefits from an enclosed, low-maintenance rear garden. To the side, you'll find a single garage and a private driveway providing additional parking

## LOCATION

Positioned to the West of Bridgwater Town Centre, this sought-after residential area has local amenities, including a convenience store/post office. 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: £306 per annum.

EPC Rating: B

Council Tax Band: C

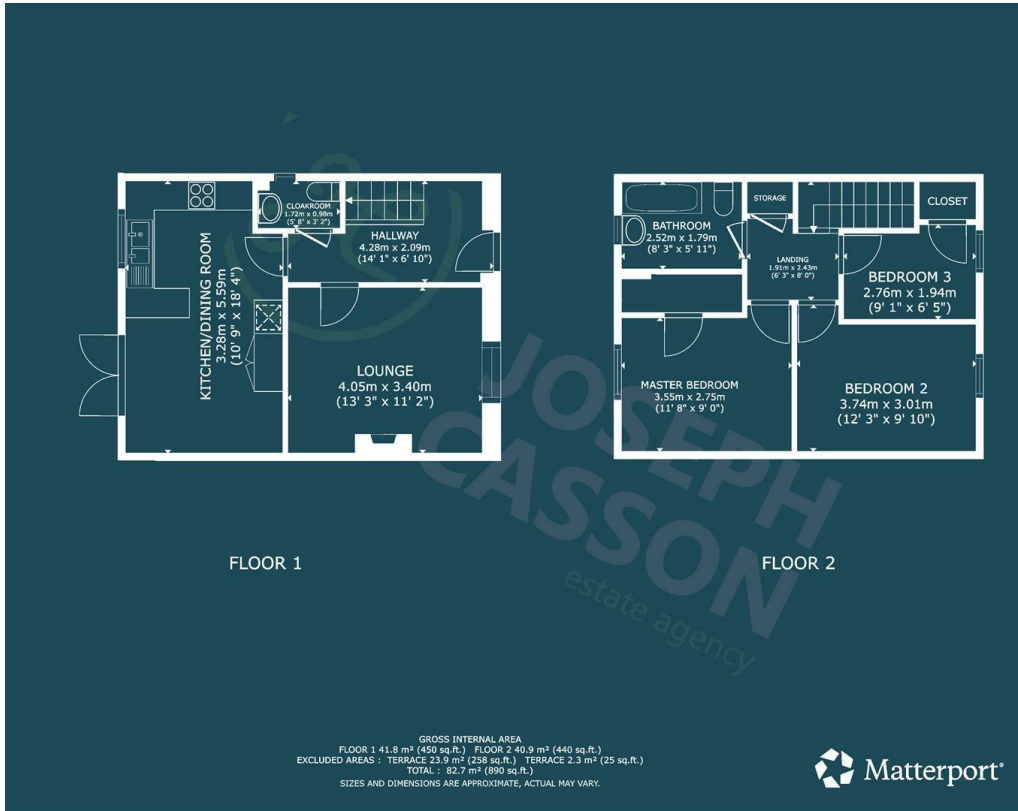
## UTILITIES

Water Supply: Mains

Sewerage: Mains

Electricity Supply: Mains





Gas Supply: Mains  
 Central Heating: Mains - Gas

**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:

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

**PLANNING PERMISSION**

The second phase of Durleigh Gardens is currently under construction.

**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			
<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



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