

Broadoak Road  
Bridgwater  
TA6 4NR



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



**JOSEPH CASSO**  
estate agency  
01278 258005 | 01823 740000  
**FOR SALE**





£295,000

- Spacious Semi-Detached Property
  - Extended Accommodation
    - Three Bedrooms
    - One Bathroom
- Open-Plan Kitchen/Dining/Living Room
  - Separate Lounge & Study
  - Cloakroom & Store Room
- Double Glazed & Gas Central Heating
  - Underfloor Heating (Ground Floor)
  - Parking & Enclosed Rear Garden

Explore this exceptional three-bedroom semi-detached family home located in a sought-after development east of Bridgwater's town centre, conveniently near local amenities.

The extended ground floor accommodation offers an open-plan kitchen/dining/living area, along with a separate lounge and study. Upstairs, you'll find three bedrooms and a stylish bathroom.

Enjoy the private garden, storage space, and plenty of parking on your driveway!

## ACCOMMODATION

Discover this inviting semi-detached home, complete with double glazing and gas central heating, plus underfloor heating on the ground floor. Step inside to an entrance hallway, cloakroom, lounge, and an expansive open-plan kitchen/dining/living area. The partially converted garage offers a study and store room. Upstairs features three bedrooms and a bathroom, while outside offers parking in front and an enclosed rear garden.

## LOCATION

Bower Manor 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: TBC

Council Tax Band: C

## UTILITIES

Water supply: Mains

Sewerage: Mains

Electricity Supply: Mains

Mains Gas Supply: Yes

Central Heating: Yes - Gas. Underfloor heating to the ground floor (wet system / off the boiler).





### 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)

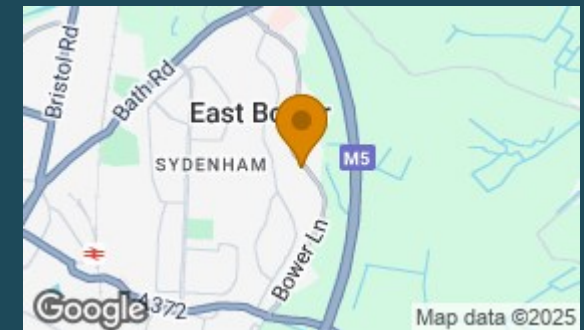
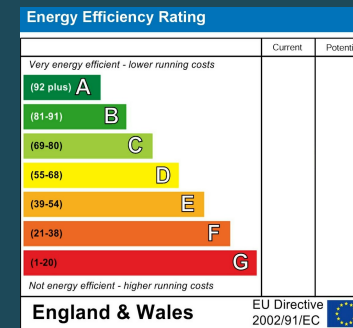
### PLANNING APPLICATION

The area beyond Bower Lane is subject to a pending planning application. For more information, please visit:

[sdc.somerset.gov.uk/3086?action=GetDetails&app=09/23/00003](https://sdc.somerset.gov.uk/3086?action=GetDetails&app=09/23/00003)

### Council Tax Band

C

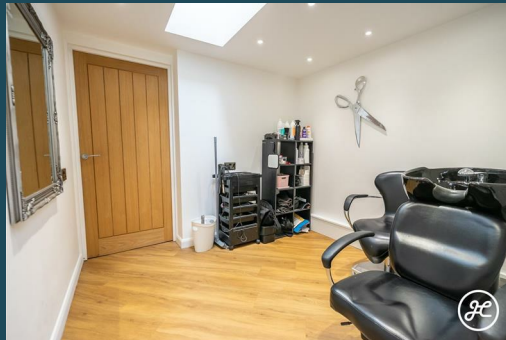


**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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