



**JOSEPH
CASSON**
estate agency



5 Apricot Tree Close, Bridgwater

Bridgwater



£335,000

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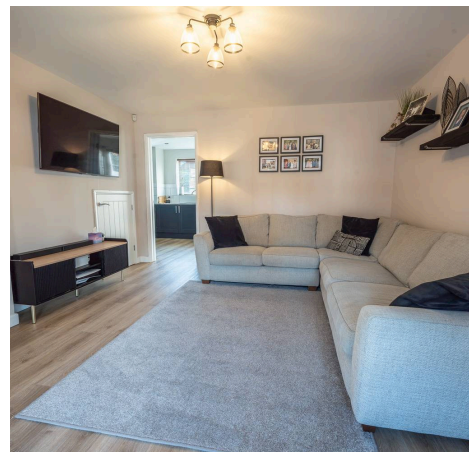
- Spacious Detached Family Home
- Four Bedrooms
- Two Bathrooms
- Lounge with bay window
- Open-Plan Kitchen/Diner
- Cloakroom
- Enclosed Low Maintenance Rear Garden
- Parking On Own Driveway & Garage
- Attached Store/Office

Spacious four-bedroom detached home in Bower cul-de-sac. Features open-plan kitchen/diner, en-suite, garage, driveway, south-west garden, and home office. Ideal for families. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



Located in a sought-after cul-de-sac within the desirable Bower area, this spacious detached family home offers well-presented and versatile accommodation throughout. The ground floor comprises an impressive open-plan kitchen/diner, a separate lounge with a bay window, and a cloakroom.

To the first floor are four bedrooms, including a generous principal bedroom with an en-suite shower room, together with a family bathroom accessed from the landing.

Externally, the property benefits from a lawned front garden, driveway parking for two vehicles, an integral garage, and an enclosed, low-maintenance rear garden enjoying a south-westerly aspect. An attached store/home office to the side provides additional flexibility, making this an ideal home for growing families.

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.

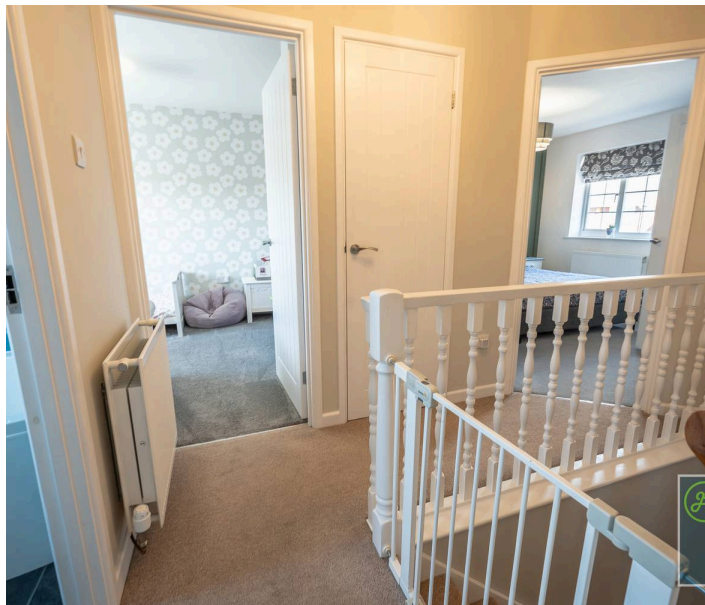
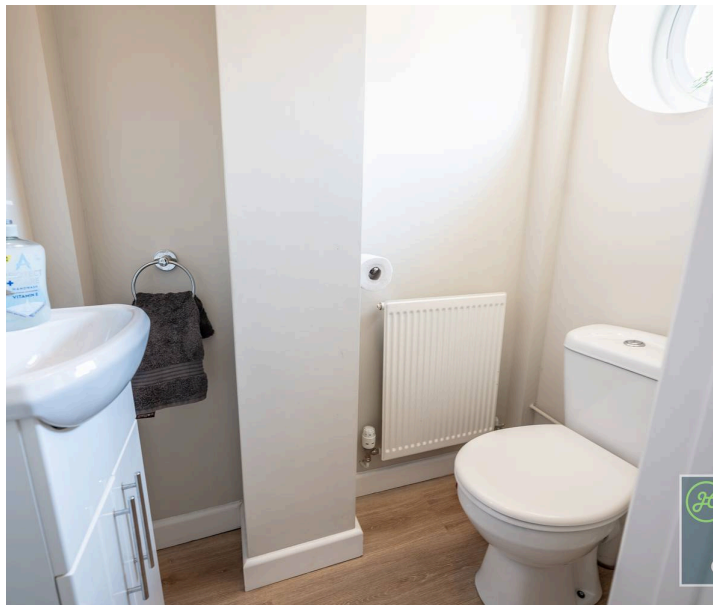
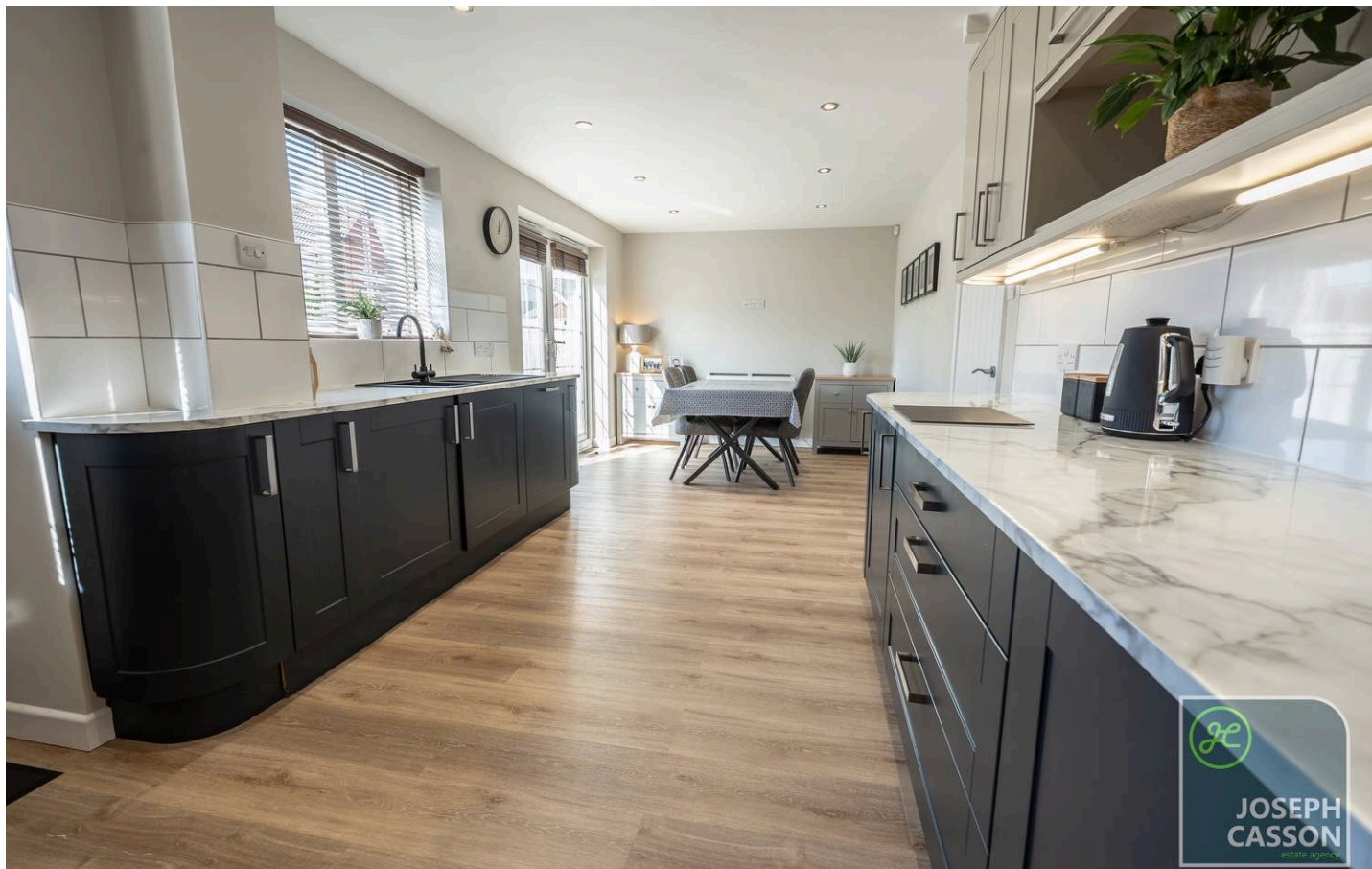
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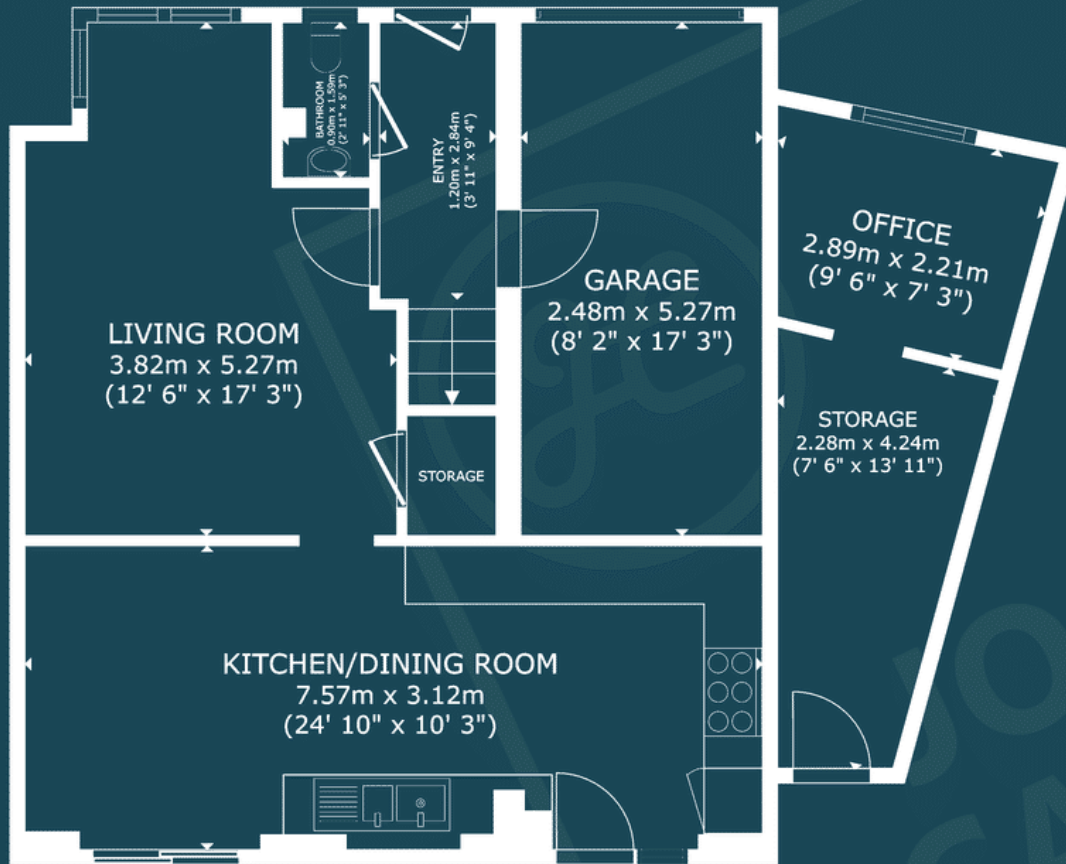
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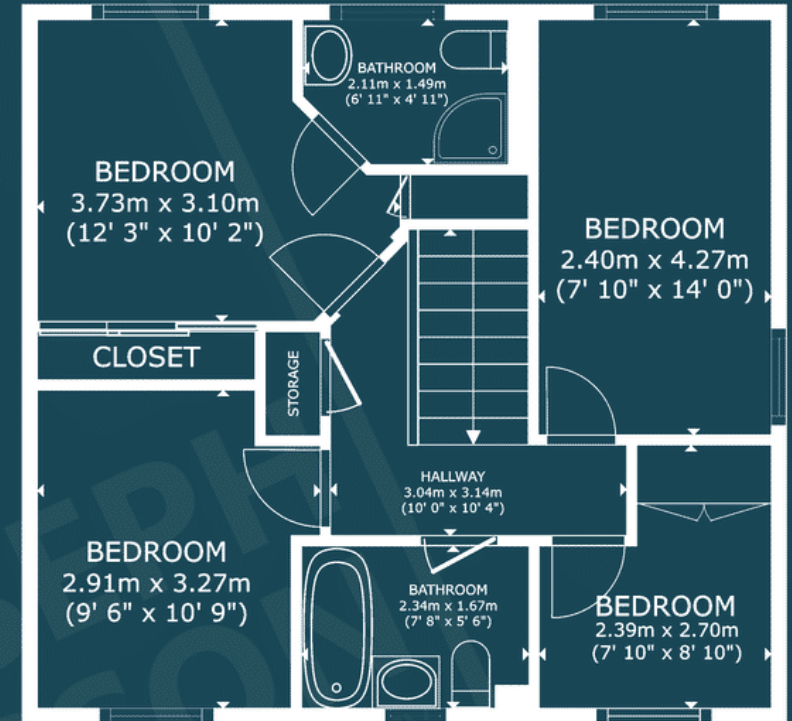








FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 65.1 m² (700 sq.ft.) **FLOOR 2** 53.2 m² (573 sq.ft.)
EXCLUDED AREAS : GARAGE 13.1 m² (141 sq.ft.)
TOTAL : 118.3 m² (1,273 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.