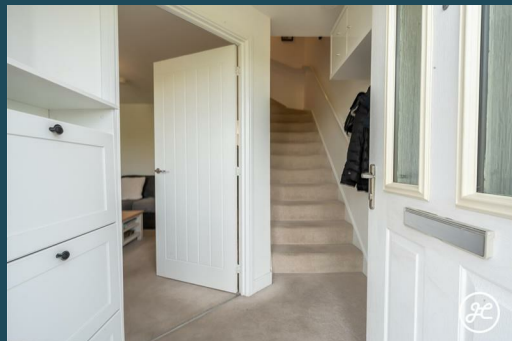


Garnet Road  
Bridgwater  
TA6 4YX



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





£260,000

- Modern Semi-Detached Property
  - Constructed in 2022
    - Three Bedrooms
    - Two Bathrooms
      - Lounge
      - Kitchen/Diner
      - Cloakroom
  - Enclosed Front/Side Garden
  - Parking For Two Vehicles
- 10 Year Buildmark Warranty (From Construction)

Built by Taylor Wimpey in 2022, this stylish modern semi-detached home sits on the edge of Kingsdown. Inside, you'll find three well-proportioned bedrooms (the primary with its own en-suite), a family bathroom, a lounge, a cloakroom, and a bright kitchen/diner perfect for everyday living.

The private driveway and enclosed rear garden add to the appeal, while the Kings Down development places you within easy reach of local amenities and convenient transport connections.

## ACCOMMODATION

The UPVC double-glazed, gas-centrally-heated accommodation briefly comprises an entrance hallway, lounge, inner hallway, cloakroom, and a spacious kitchen/diner to the ground floor. From the ¼-turning staircase, the landing provides access to a family bathroom and three bedrooms, with the largest bedroom benefiting from its own en-suite shower room.

Externally, the property offers an enclosed rear garden that extends to the side, along with parking for two vehicles at the front of the home.

## 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: £288.92 per annum (TBC)

EPC Rating: B

Council Tax Band: C

## UTILITIES

Water supply: Mains

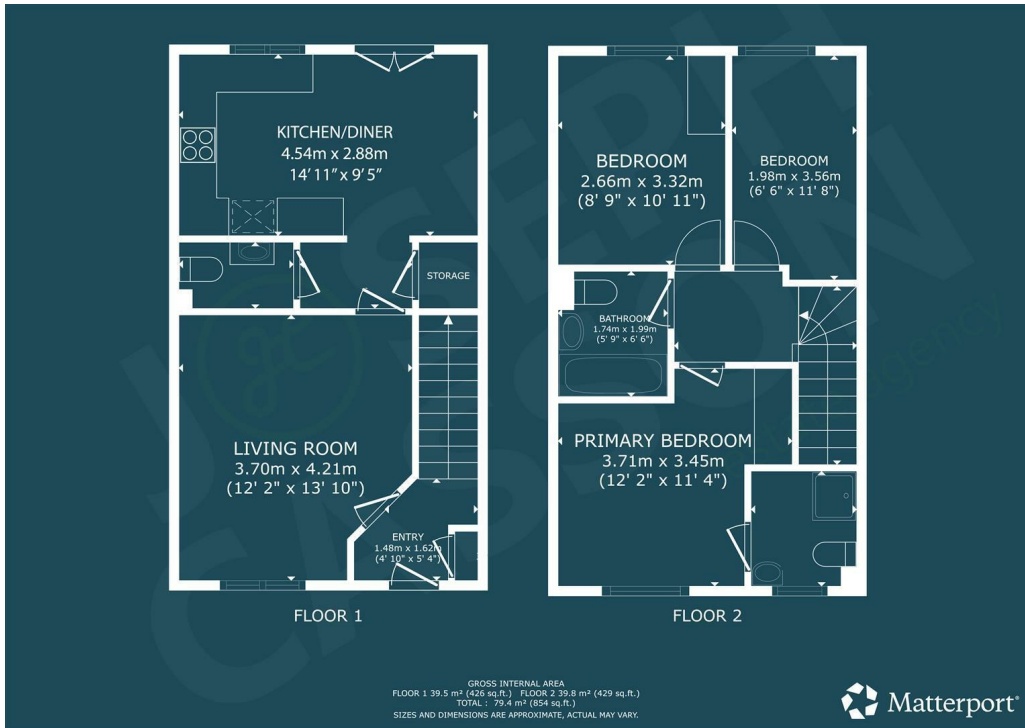
Sewerage: Mains

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](https://flood-map-for-planning.service.gov.uk/location)

### BROADBAND & MOBILE COVERAGE

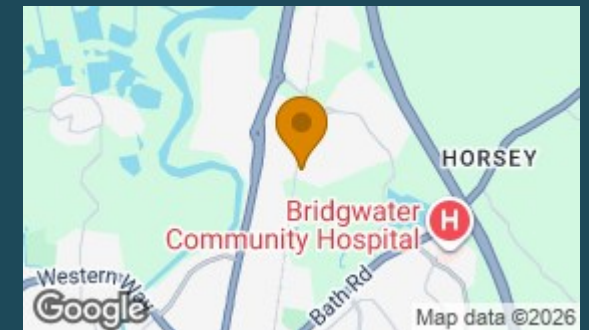
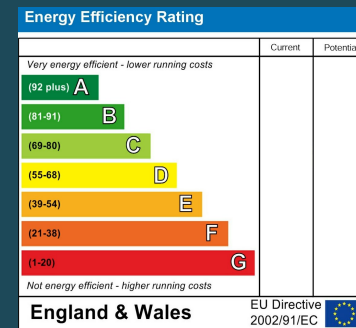
For an indication of specific speeds and supply or coverage in the area, we recommend that potential buyers use the Ofcom checkers below:

[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)

### 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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