

Topaz Drive  
Bridgwater  
TA6 4DP



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





£315,000

- Spacious Semi-Detached Property
  - Four Bedrooms
  - Three Bathrooms
  - Two Reception Rooms
  - Kitchen/Diner
  - Cloakroom
- Parking On Own Driveway
- Enclosed Rear Garden

This modern, well presented semi-detached property offers generous living space across three well-designed floors. Benefitting from a converted garage, the home now provides an additional reception room, enhancing its versatility for family living, working from home, or entertaining.

The accommodation includes four bedrooms, three bathrooms, two reception rooms, an open-plan kitchen/diner, and a convenient cloakroom, creating a layout that feels both practical and contemporary.

Outside, the enclosed rear garden offers a mix of lawned and seating areas—ideal for relaxing or socialising—while the front of the property features a private driveway.

Perfectly positioned, the home enjoys excellent access to local shops, restaurants, schools, and the M5 motorway, making it an appealing choice for commuters and families alike.

## ACCOMMODATION

This double-glazed, gas centrally heated home offers well-proportioned accommodation arranged over three floors. The ground floor comprises an entrance hallway, cloakroom, sitting room and an open-plan kitchen/dining room.

On the first floor, there is a lounge, a bedroom and a family bathroom.

The top-floor landing provides access to three further bedrooms, including the primary bedroom with an en-suite shower room, along with an additional shower room.

Externally, the property benefits from parking to the front and an enclosed rear garden featuring a lawned area and a seating space.

## 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: Expected to be in the region of £200 per annum. The management company is NNB Generation Company (HPC) Limited.

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)

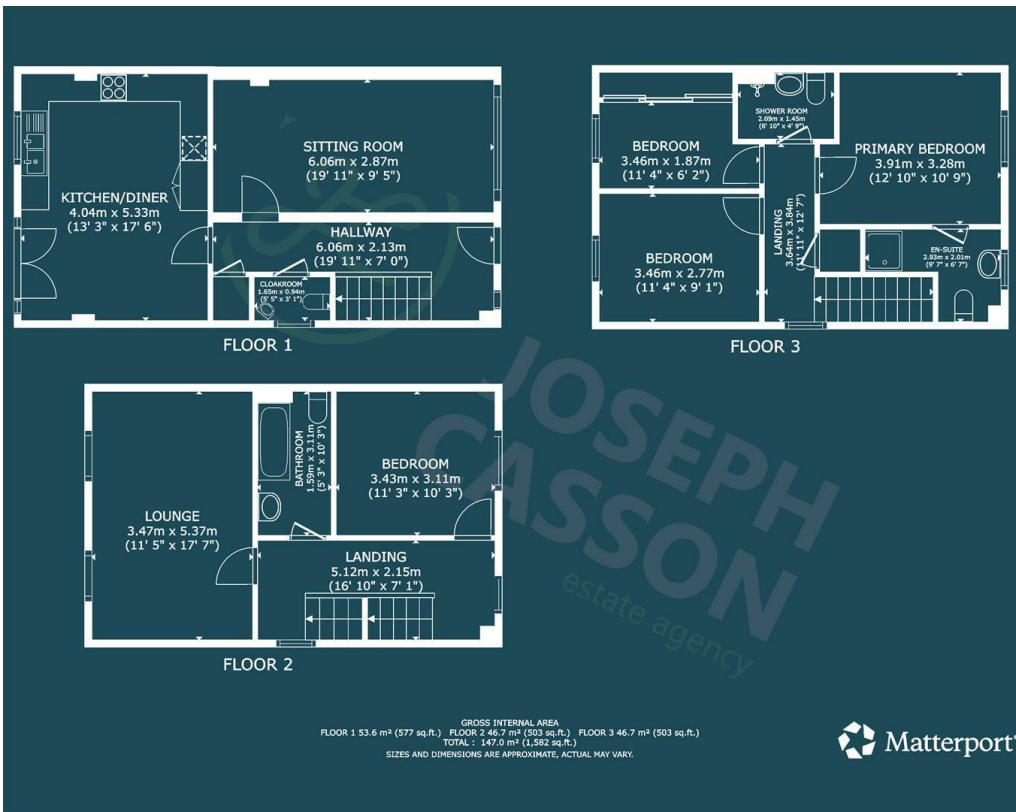
## BROADBAND & MOBILE COVERAGE

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)

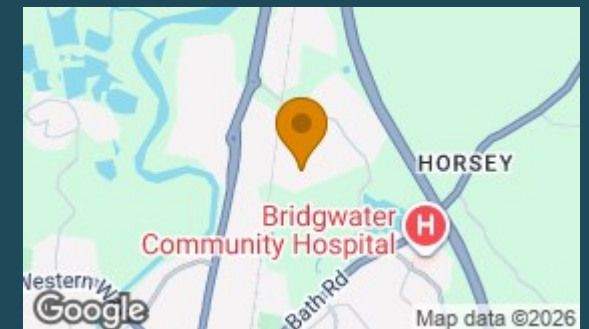
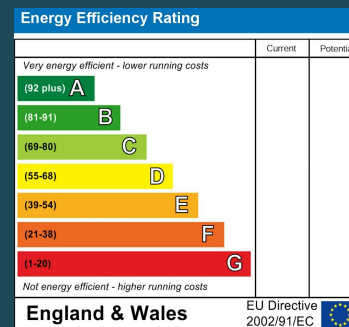
[checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)





### 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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