



**JOSEPH
CASSON**
estate agency



86 Hamilton Drive, Bridgwater

Bridgwater



£260,000

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86 Hamilton Drive

Bridgwater

- Modern Semi-Detached Property
- Impressive Side/Rear Garden
- Constructed in 2018
- Three Spacious Bedrooms
- Two Bathrooms
- Generously Sized Lounge
- Kitchen/Diner
- Cloakroom
- Two Parking Spaces
- Gas Central Heating & Double Glazing

Exceptional Garden Space | Three Bedrooms |
En-Suite | Modern Semi-Detached Home
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:



Occupying a generous plot within the highly regarded Kings Down development, this beautifully presented three-bedroom semi-detached home stands out from others thanks to its **larger-than-average enclosed garden**, offering an abundance of outdoor space rarely found with modern homes.

Ideal for families, entertaining, gardening enthusiasts, or simply those seeking more outside space, the impressive garden extends to the side of the property and features extensive lawned areas, multiple seating areas, a covered patio, and a useful wooden shed.

Inside, the property offers spacious and modern accommodation comprising an entrance hallway, cloakroom, generous lounge, and a stylish kitchen/dining room perfectly suited to modern living. To the first floor are three well-proportioned bedrooms, including a principal bedroom with en-suite shower room, together with a contemporary family bathroom.

To the front, the property benefits from two allocated parking spaces and an additional tarmac area, providing parking for up to three vehicles.

Situated within the popular Kings Down development, the property enjoys convenient access to local shops, schools, restaurants, and excellent transport links, offering the perfect balance of modern living and everyday convenience. Whether you're a first-time buyer, growing family, or commuter, this superb home combines spacious accommodation with a standout garden that is increasingly difficult to find in modern developments.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:





ACCOMMODATION

ACCOMMODATION - This double-glazed and gas centrally heated property briefly comprises an entrance hallway, cloakroom, spacious lounge and kitchen/dining room to the ground floor. To the first floor are three spacious bedrooms, including the principal bedroom with en-suite shower room, together with a modern family bathroom. Externally, the property benefits from two allocated parking spaces and a further tarmac area to the front. To the rear is a particularly generous enclosed garden which extends to the side of the property and features areas of lawn, seating areas, a covered patio and a wooden shed.

LOCATION

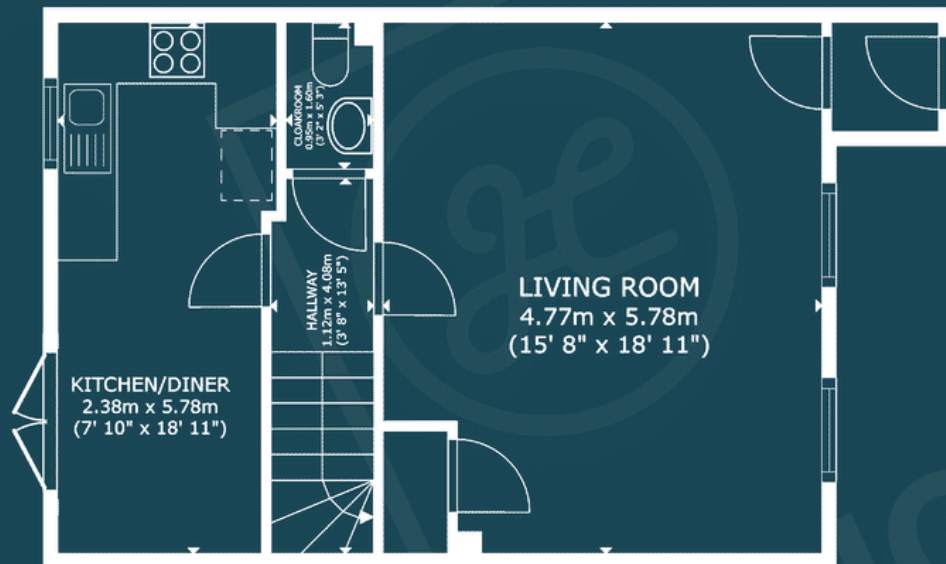
Positioned on the northern edge of Bridgwater, Kings Down is a popular modern development offering excellent access to the M5 motorway, making it an ideal location for commuters. The development is home to Willowdown Primary Academy and is conveniently located close to a range of local amenities. Bridgwater town centre is just a short drive away and offers an extensive range of shopping, leisure and recreational facilities. The nearby Quantock Hills, an Area of Outstanding Natural Beauty, provide superb opportunities for walking, cycling and enjoying the surrounding countryside.

MANAGEMENT/DEVELOPMENT CHARGE

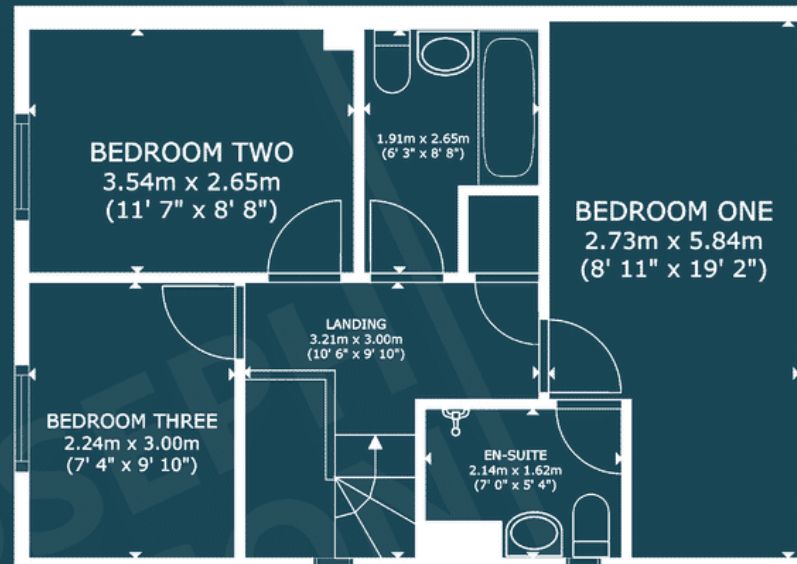
£318 per annum.







FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 49.9 m² (537 sq.ft.) FLOOR 2 48.4 m² (521 sq.ft.)
 TOTAL : 98.3 m² (1,058 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.