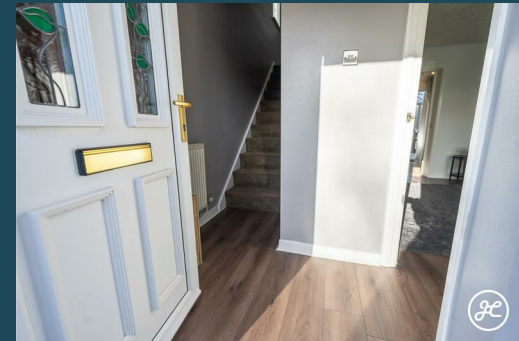


Severn Close
Bridgwater
TA6 4EX




JOSEPH CASSON
the estate agency your home deserves





£255,000

- Well Presented Semi-Detached Property
 - Three Bedrooms
 - One Bathroom
 - Lounge
 - Kitchen/Diner
 - Garage & Driveway
 - Enclosed Rear Garden

Discover this delightful three-bedroom semi-detached home, boasting a spacious rear garden. With the added convenience of a garage and driveway, this home is located in a highly desirable area on Bridgwater's eastern side.

ACCOMMODATION

This double glazed, gas centrally heated accommodation briefly comprises: entrance hallway, lounge, kitchen/diner and conservatory to the ground floor. With three bedrooms and bathroom on the first floor. Externally, there is a driveway and garage, and an attractive, rear garden of generous proportions.

LOCATION

East 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.

ADDITIONAL INFORMATION

Tenure: Freehold

Estate/Management Charge: None

EPC Rating:

Council Tax Band: B

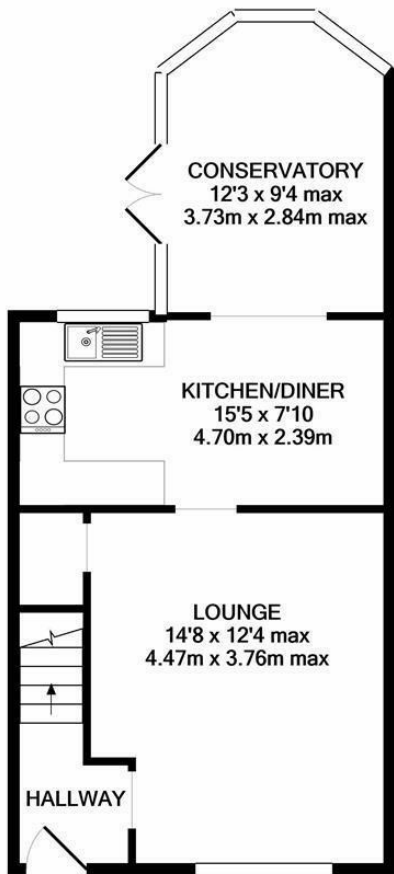
UTILITIES

Water supply: Mains

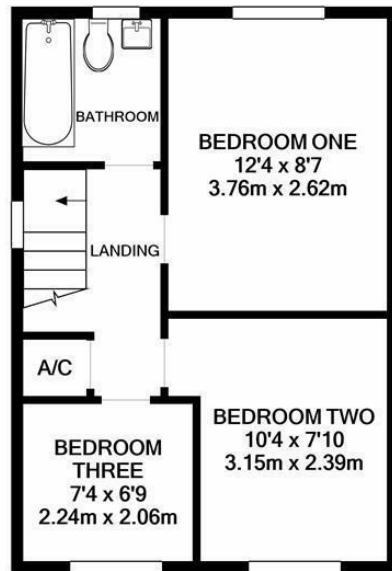
Sewerage: Mains

Electricity Supply: Mains





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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

BROADBAND & MOBILE COVERAGE

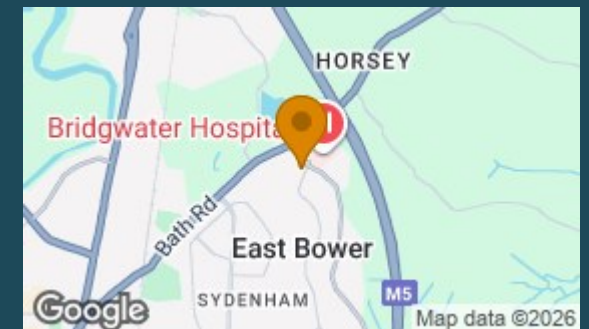
For an indication of specific speeds and supply or coverage in the area, we recommend that potential buyers use the Ofcom checkers below:

checker.ofcom.org.uk/en-gb/mobile-coverage
checker.ofcom.org.uk/en-gb/broadband-coverage

Council Tax Band

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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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