

St. Thomas Court
Bridgwater
TA6 5SJ




JOSEPH CASSON
the estate agency your home deserves





£250,000

- Extended Semi-Detached Property
 - Three Bedrooms
 - One Bathroom
 - Lounge
- Open-Plan Kitchen/Dining/Living Room
 - Front & Rear Gardens
- Parking On Own Driveway
- Gas Central Heating & Double Glazing

A beautifully appointed three-bedroom semi-detached home, showcasing an impressive ground-floor extension that creates a luxurious open-plan kitchen/dining/living space, complemented by a separate lounge.

The property enjoys attractive front and rear gardens, along with the convenience of private driveway parking.

Positioned within the highly sought-after Silver Springs development on Bridgwater's desirable eastern outskirts, this home offers an exceptional blend of comfort, style, and location.

ACCOMMODATION

This double-glazed, gas-centrally heated home has been extended on the ground floor and offers well-arranged accommodation throughout. The ground floor features an entrance hallway, a lounge, and a spacious open-plan kitchen/dining/living room. On the first floor, the landing leads to three bedrooms and a family bathroom.

Outside, the property benefits from a lawned front garden and an enclosed rear garden with a gate providing access to the driveway. The driveway offers off-road parking for one vehicle.

LOCATION

Situated within the popular and established Silver Springs development on the east side of Bridgwater, this property enjoys convenient access to the M5 motorway (approximately 4 miles), Bridgwater town centre, local Somerset attractions, and surrounding countryside villages and walking routes.

A range of local amenities are close by, including Redgate Medical Centre, a Co-Operative supermarket, CostCutter, a fish and chip shop, Bridgwater College and Academy, and St John and St Francis Church School. The area also offers pleasant dog-walking routes around nearby fishing ponds.

ADDITIONAL INFORMATION

Tenure: Freehold

EPC Rating:

Council Tax Band: B

UTILITIES

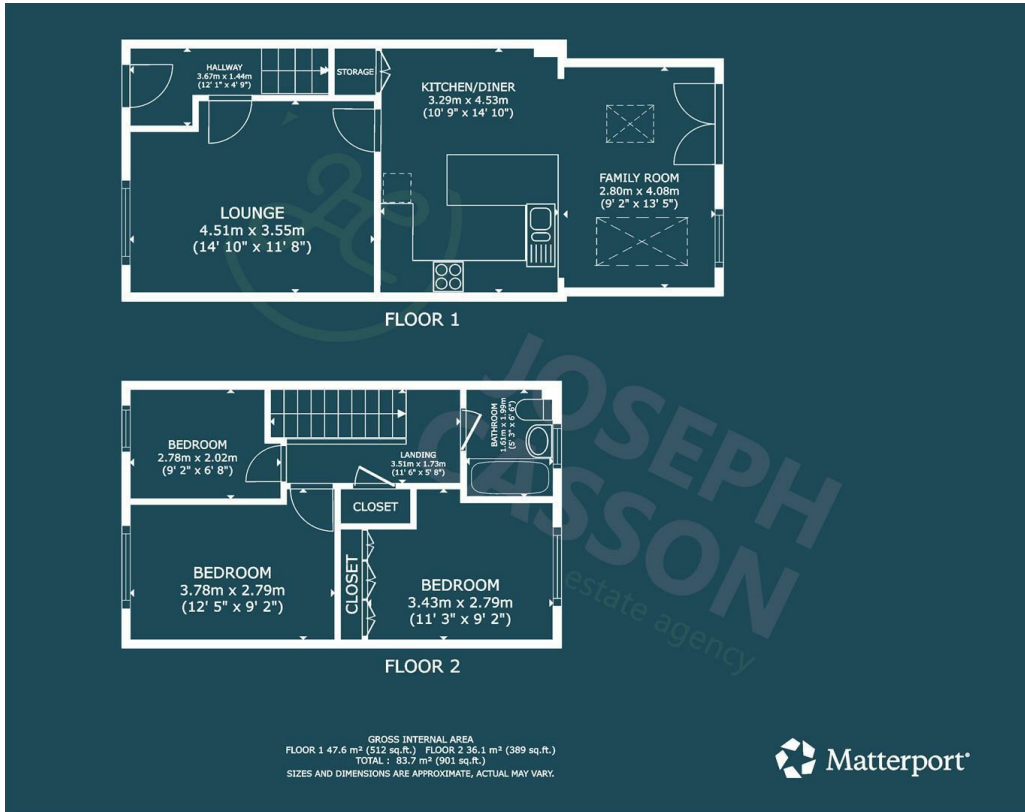
Water Supply: Mains

Sewerage: Mains

Electricity Supply: Mains

Gas Supply: Mains





Central Heating: Yes – Gas

FLOODING

No Flooding in the last 5 years.

Flood Information: flood-map-for-planning.service.gov.uk

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:

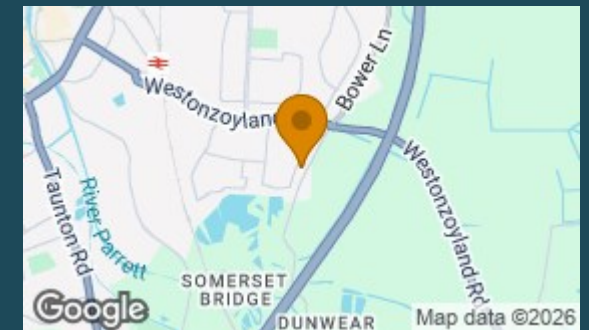
checker.ofcom.org.uk/en-gb/mobile-coverage

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



Joseph Casson Estate Agency -
Bridgwater
1 Friarn Lawn
Bridgwater
Somerset
TA6 3LL

Contact
01278258005
office@josephcasson.co.uk
www.josephcasson.co.uk



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