

Bristol Road  
Bridgwater  
TA6 4BT



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





£180,000

- Traditional Terraced Property
- Two First Floor Double Bedrooms & Hobbies Room
- Ground Floor Shower Room
- Two Reception Rooms
- Kitchen/Breakfast Room
- Gas Central Heating
- Double Glazing
- Enclosed Rear Garden



Discover a charming period property offering two double bedrooms and a hobbies room on the first floor!

Downstairs, enjoy spacious living with an inviting lounge and dining room, cottage-style kitchen/breakfast room, and a luxurious shower room. Plus, a low-maintenance rear garden with a summerhouse awaits outside!

Just a mile from the town centre and close to shopping amenities, this home offers easy access to Junction 23 of the M5 motorway.

## ACCOMMODATION

This double-glazed and gas centrally heated accommodation briefly comprises: entrance hall, lounge, dining room, kitchen/breakfast room, and shower room to the ground floor. Upstairs, there are two double bedrooms and an interconnected hobbies room (accessed from bedroom two). Outside, there is a low-maintenance rear garden with a wooden summer house.

## LOCATION

Only a few minutes from Bridgwater town centre, this property is ideally positioned close to a wide range of amenities and further benefits from 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: No

EPC Rating:

Council Tax Band: A

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



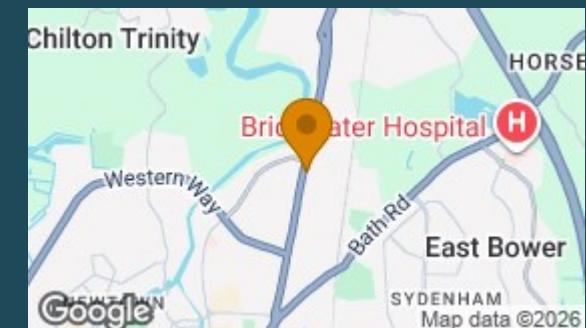
GROSS INTERNAL AREA  
 FLOOR 1 46.6 m<sup>2</sup> (502 sq.ft.) FLOOR 2 35.7 m<sup>2</sup> (385 sq.ft.)  
 TOTAL : 82.3 m<sup>2</sup> (886 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

 Matterport®

#### Council Tax Band

A

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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