

Morgan Street
Bridgwater
TA6 7BW




JOSEPH CASSON
the estate agency your home deserves





£440,000

- Spacious Detached Family Home
 - Constructed in 2017
- Four Generously Sized Bedrooms
 - Two Bathrooms
- Three Reception Rooms
- Kitchen/Breakfast Room
- Utility Room & Cloakroom
 - Enclosed Rear Garden
- Double Garage & Driveway
 - No Onward Chain

NO ONWARD CHAIN. Occupying a sought-after position within a popular modern development, this impressive four-bedroom detached family home was constructed in 2017 by the well-regarded Summerfield Homes. Offering generous and well-appointed living accommodation, the property also benefits from a double garage, driveway parking, and a generously sized enclosed rear garden with lawned and seating areas.

ACCOMMODATION

This modern, double-glazed and gas centrally heated property briefly comprises an entrance hallway, lounge/diner, study, kitchen/breakfast room, utility room, and cloakroom on the ground floor. To the first floor, there are four bedrooms, including a spacious principal bedroom with en-suite shower room, together with a family bathroom.

Externally, the property benefits from off-road parking on its own driveway, a double garage, and a shingled front garden with established shrubs. To the rear is an enclosed garden extending behind the garage, predominantly laid to lawn and complemented by a seating area and summer house.

LOCATION

Positioned to the west of Bridgwater's town centre, this small development is positioned within easy reach of the town centre and has a number of nearby amenities including children's play area, convenience store, post office, fish and chip shop, hairdressers and Bridgwater Cricket and Bowls Clubs. The location is particularly popular with families as Haygrove School, located off Durleigh Road, is one of Bridgwater's premier secondary schools.

A short distance away, Bridgwater Town Centre offers a wide range of amenities and has excellent transport links to the M5 motorway and mainline rail link. To the West is the Quantock Hills, an Area of Outstanding Natural Beauty.

ADDITIONAL INFORMATION

Tenure: Freehold

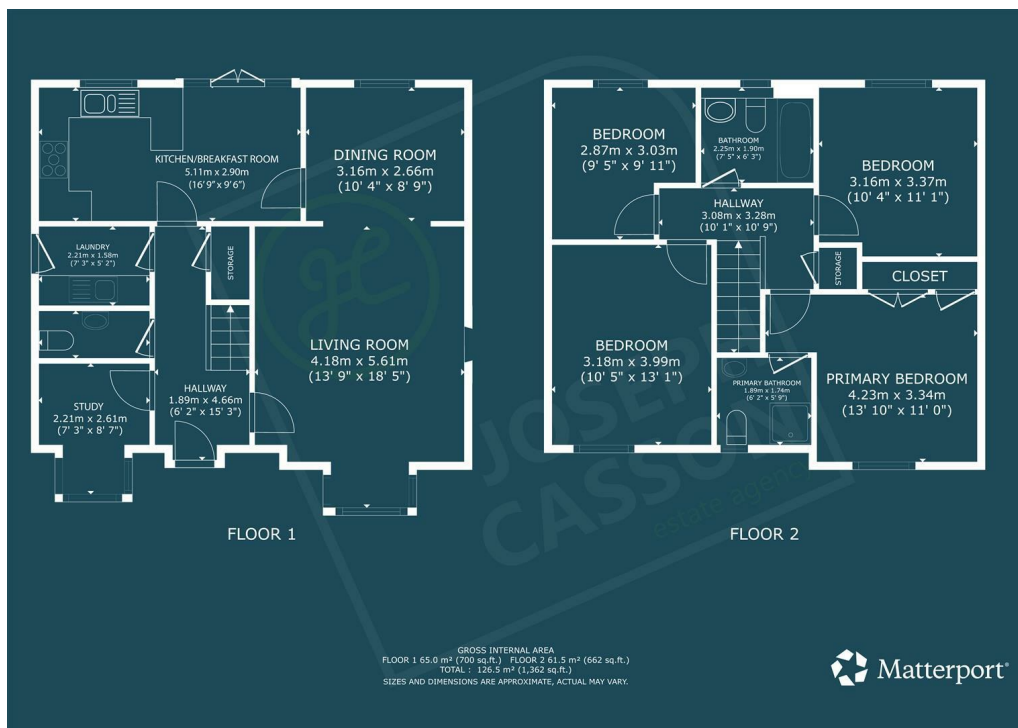
Estate/Management Charge: No

EPC Rating: B

Council Tax Band: E

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.

BROADBAND & MOBILE COVERAGE

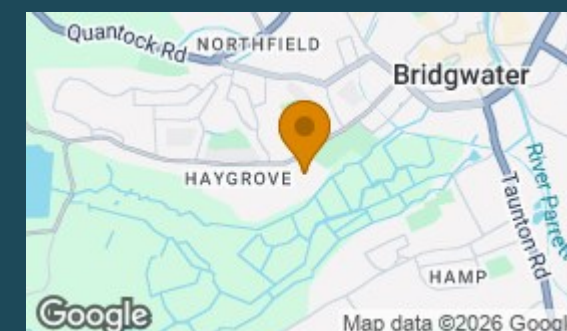
For an indication of specific speeds and supply or coverage in the area, we recommend that potential buyers use the Ofcom checkers below:

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

Council Tax Band

E

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		

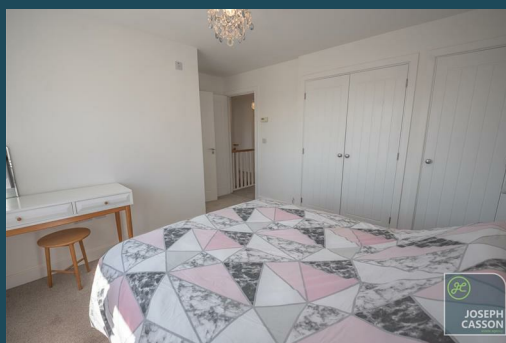


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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