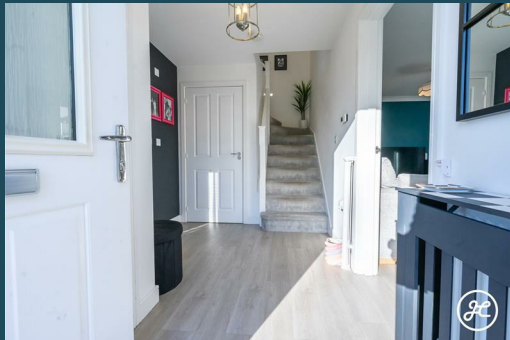
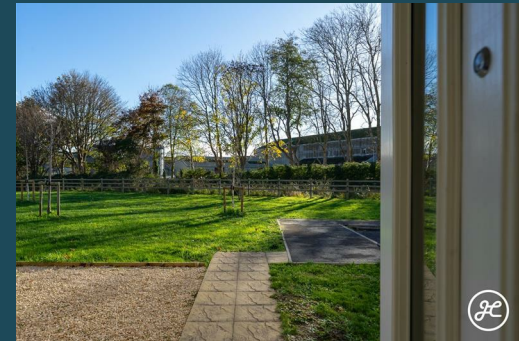


Peridot Close  
Bridgwater  
TA6 4YU







£280,000

- Spacious Detached Property
- Constructed in 2020
- Three Bedrooms
- Two Bathrooms
- Lounge with French doors to Garden
- Kitchen/Diner with granite worksurfaces and integrated appliances
- Cloakroom
- Driveway with EV Charger
- Enclosed Rear Garden
- Lawned Front / Side Gardens

Experience this superb, upgraded double-fronted detached family home, built in 2020, nestled in the desirable Kings Down development near Bridgwater.

With parkland views, it offers a contemporary kitchen/diner with granite countertops and built-in appliances, a separate lounge with French doors to the landscaped garden, and three spacious bedrooms (en-suite) upstairs.

Enjoy your impressively sized private garden and driveway equipped with an EV charger—all close to shops and schools!

## ACCOMMODATION

This UPVC double-glazed, gas centrally heated accommodation briefly comprises: entrance hallway, cloakroom, lounge and kitchen/dining room to the ground floor. Arranged on the first floor, accessed off a spacious landing, are three bedrooms (en-suite shower room) and a family bathroom. Externally, there is a lawned garden to the front and side aspects, parking to the side for two vehicles (with EV charger) and an enclosed and landscaped garden with a covered patio area and an additional seating area.

## LOCATION

Positioned just north of Bridgwater, Kings Down is located 37 miles south of Bristol and is within easy reach of the M5 motorway. The development is also home to Willowdown Primary Academy and is close to a number of local amenities.

Bridgwater Town Centre is a few minutes by car and offers a wide range of shopping and leisure facilities both within the centre and the surrounding area. A short distance to the West is the Quantock Hills, an Area of Outstanding Natural Beauty.

## ADDITIONAL INFORMATION

Tenure: Freehold

Estate/Management Charge: Expected to be in the region of £200 per annum. Awaiting confirmation.

EPC Rating: B

Council Tax Band: C

### UTILITIES

Water supply: Mains

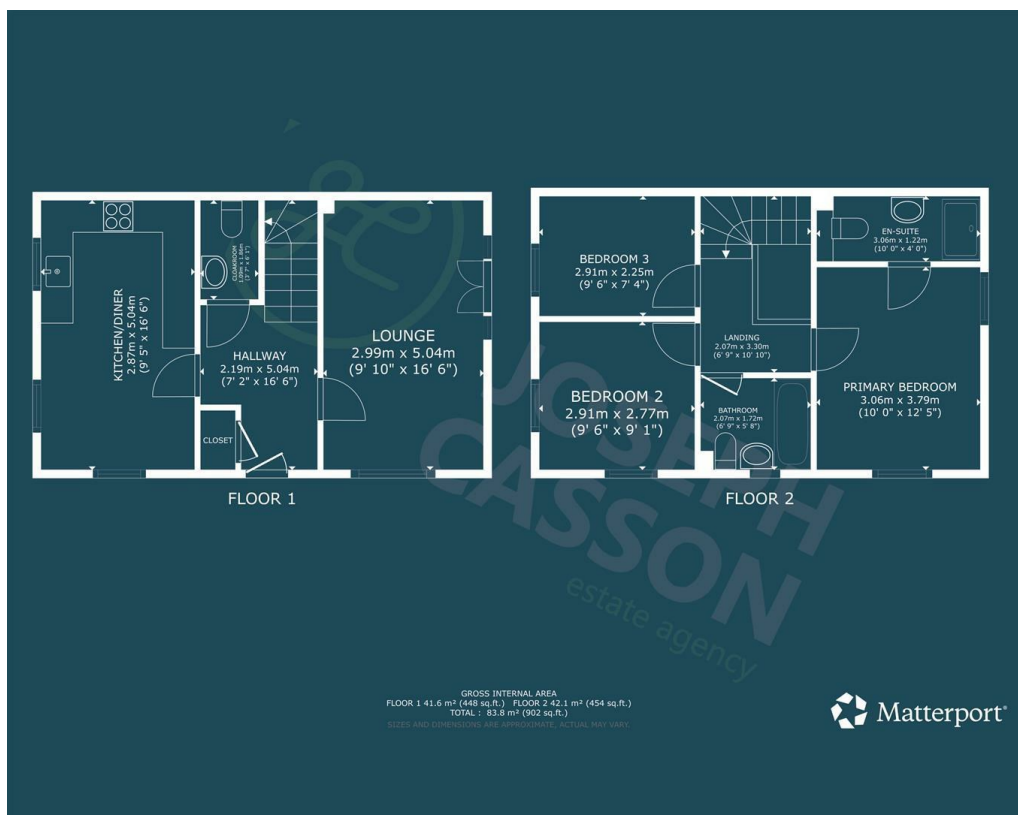
Sewerage: Mains

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](https://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:

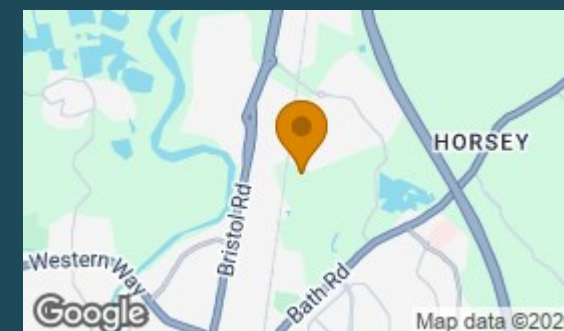
[checker.ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

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

## Council Tax Band

C

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| 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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**JOSEPH CASSON**

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