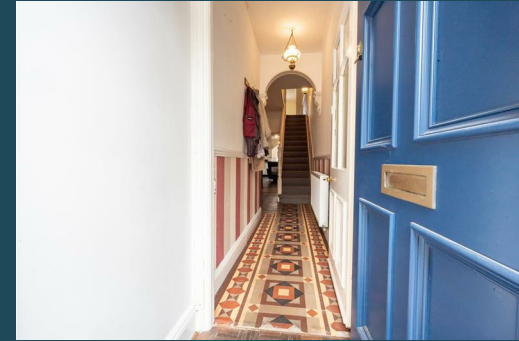


Ashleigh Avenue
Bridgwater
TA6 6AX




JOSEPH CASSON
the estate agency your home deserves



66
Ivy Green



£250,000

- Substantial Victorian Property
- Three Generously Sized Bedrooms
 - Two Bathrooms
 - Lounge/Diner
- Kitchen/Breakfast Room
 - Utility/Lean To
- Enclosed Rear Garden
 - Large Single Garage
- Gas Central Heating & Double Glazing

Located on a popular tree-lined avenue close to Bridgwater town centre, this substantial period home offers spacious accommodation, an enclosed lawned rear garden, and a garage with an electric roller door providing secure off-road parking.

The bay-fronted ground floor includes a generously sized lounge/diner, a kitchen/breakfast room, a useful utility/lean-to and a shower room.

Upstairs, the property provides three well-proportioned bedrooms and a family bathroom.

ACCOMMODATION

This double-glazed, gas centrally heated property briefly comprises an entrance vestibule, hallway, lounge/diner, kitchen/breakfast room, shower room, and a lean-to/utility room on the ground floor. On the first floor are three generously sized bedrooms and a family bathroom. Outside, the property benefits from a small front garden, a lawned rear garden, and a large single garage with an electric roller door.

LOCATION

Positioned South of Bridgwater's Town Centre, this established residential area has several local amenities and both primary & secondary schools close by. 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: None

EPC Rating: D

Council Tax Band: B

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

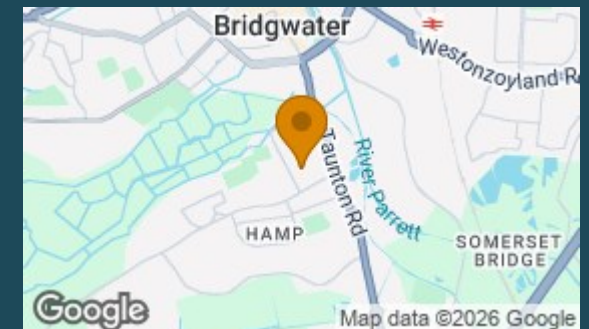
checker.ofcom.org.uk/en-gb/broadband-coverage

Council Tax Band

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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