

Larch Close  
Bridgwater  
TA6 4UY



**JOSEPH CASSON**

the estate agency your home deserves





£205,000

- Modern Mid-Terraced Property
- Parking for Two Cars on Driveway
  - Two Bedrooms
  - Spacious Lounge
  - Kitchen/Diner
- Enclosed Rear Garden
- UPVC Double Glazing
- Gas Central Heating
- Convenient Family Friendly Location



Joseph Casson Estate Agency are delighted to offer this superbly presented two-bedroom property, situated within a quiet cul-de-sac, close to an excellent range of local facilities including: Tesco Express, The Bower Inn, and Bridgwater Hospital.

## ACCOMODATION

This attractive, modern home comprises the following features: an entrance hallway, lounge, and kitchen/diner on the ground floor, with two bedrooms and a bathroom accessed from the first-floor landing. Externally, there is a driveway located to the side of the terrace and an enclosed rear garden.

## LOCATION

Bower Manor is a popular development on the Eastern edge of Bridgwater and has a range of local facilities including: Tesco Express, Bower Inn, and Bridgwater Hospital. The development also offers excellent access to Bridgwater town centre, the A39, and M5.

Bridgwater offers a wide range of amenities and has 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

EPC Rating: C

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](#)

#### 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:

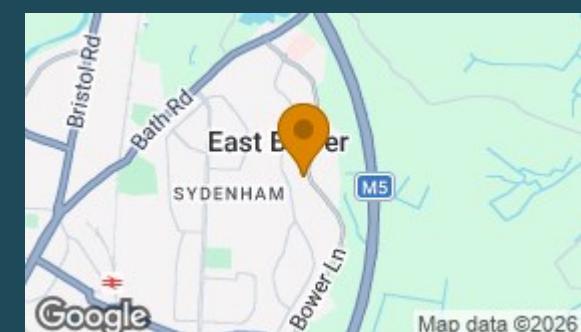
[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

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

#### 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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