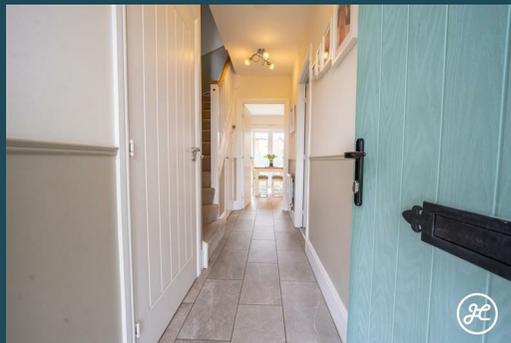


Brickworks Road
Chilton Trinity
Bridgwater
TA5 2JG



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£345,000

- Modern Semi-Detached Property
- Constructed By Redrow Homes in 2016
- Three Generously Sized Bedrooms
 - Two Bathrooms
- Lounge with Countryside Views
 - Open-Plan Kitchen/Diner
- Cloakroom & Utility Cupboard
 - Enclosed Rear Garden
 - Garage & Driveway

Discover this stunning three-bedroom semi-detached home with attractive countryside views!

Constructed by Redrow Homes in 2016 to their 'Letchworth' design from the popular Heritage Collection, it showcases contemporary features and quality craftsmanship.

Nestled in a small development within the desirable village of Chilton Trinity, enjoy easy access to cycle and footpaths leading to local amenities such as 1610 Sports Centre & Swimming Pool and Chilton Trinity School.

ACCOMMODATION

This thoughtfully designed, double-glazed & gas centrally heated accommodation briefly comprises: covered porch, entrance hallway, cloakroom, well-proportioned lounge, and an open-plan kitchen/diner with 'Smeg' integrated appliances and utility/storage cupboard.

Arranged on the first floor, accessed off a spacious landing, is a family bathroom and three generously sized bedrooms, the primary bedroom with built-in wardrobes and a contemporary en-suite shower room.

Externally, there is a lawned front garden, an enclosed rear garden with seating areas and side access, and ample parking on own driveway and a garage.

LOCATION

Chilton Trinity is small village just two miles north of the popular Somerset town of Bridgwater and is close to the popular Chilton Trinity secondary school and 1610 Sports Centre & Swimming Pool. Bridgwater benefits from excellent local schools and a wide range of shopping & leisure facilities in addition to excellent transport links to the M5 motorway and mainline rail link.

ADDITIONAL INFORMATION

Tenure: Freehold

Estate/Management Charge: £347.99 per annum - There are restrictive covenants for the development.

EPC Rating: B

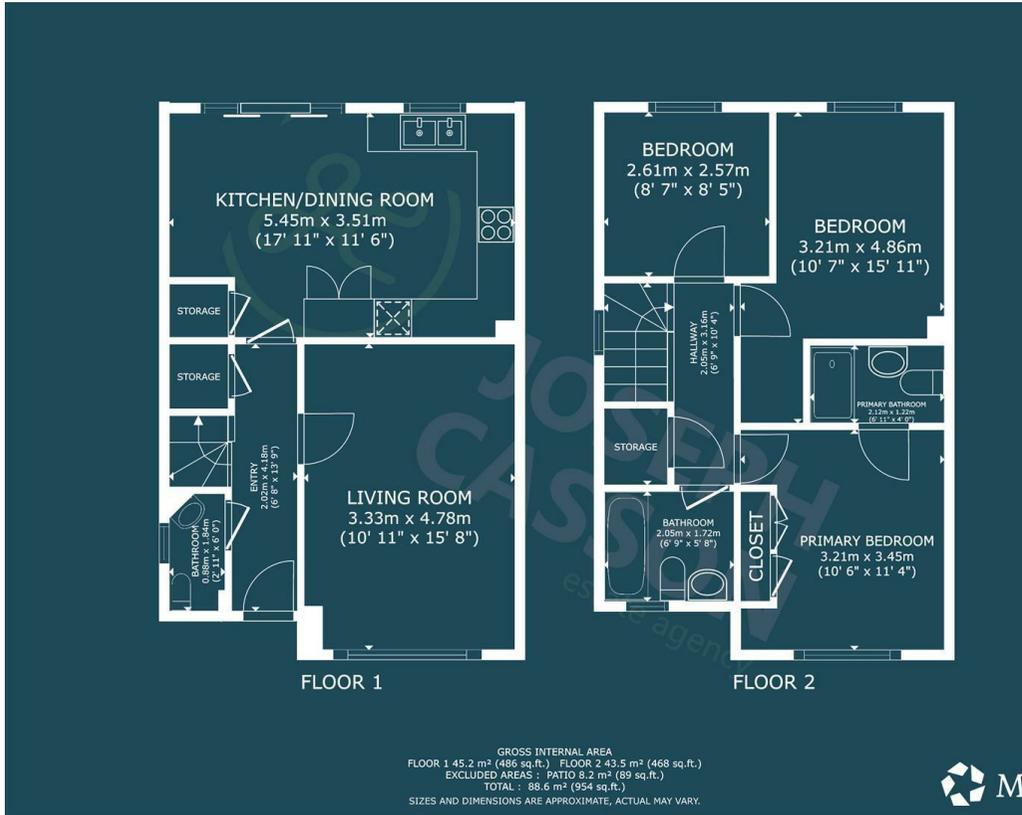
Council Tax Band: C

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

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

C

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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