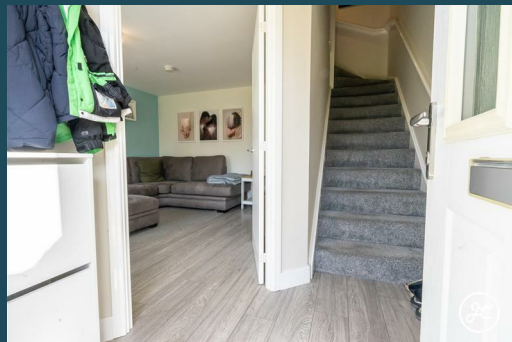


Peridot Close  
Bridgwater  
TA6 4YU



**JOSEPH CASSON**  
the estate agency your home deserves





£260,000

- Modern Semi-Detached Property
  - Constructed in 2021
    - Three Bedrooms
    - Two Bathrooms
      - Lounge
      - Kitchen/Diner
      - Cloakroom
    - Enclosed Rear Garden
  - Parking On Own Driveway
  - Attractive Outlook To Front

Built in 2021, this beautifully presented semi-detached home sits quietly within a tranquil close, boasting an appealing front aspect in the ever-popular Kings Down development on the edge of Bridgwater and with excellent transport links to the M5.

## ACCOMMODATION

On the ground floor, the property features a spacious lounge, a convenient cloakroom, and an open-plan kitchen/diner with upgraded composite work surfaces. The first floor offers three well-proportioned bedrooms, including a primary bedroom with its own en-suite, alongside a modern family bathroom.

Outside, the home benefits from its own driveway to the side, and an enclosed, low-maintenance rear garden—perfect for relaxing or entertaining.

## 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.

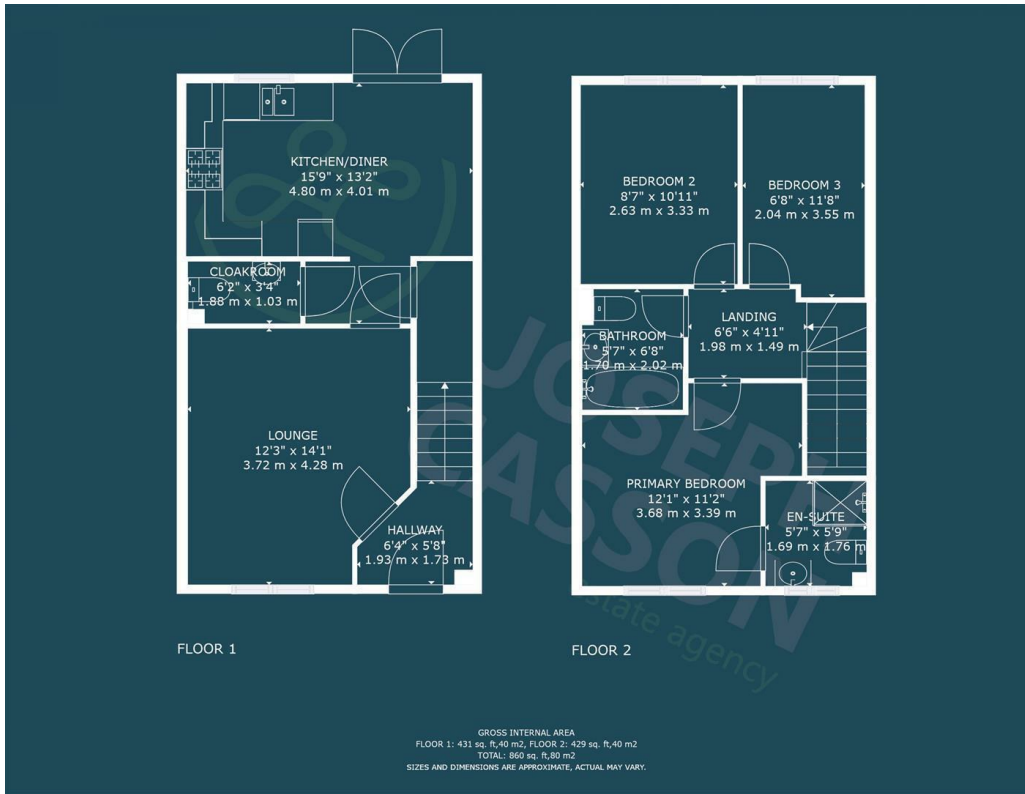
EPC Rating: B

Council Tax Band: C

## UTILITIES

Water supply: Mains



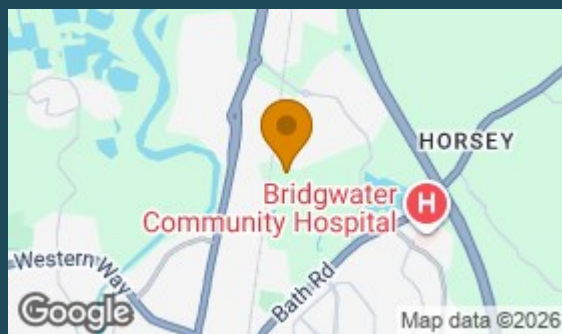
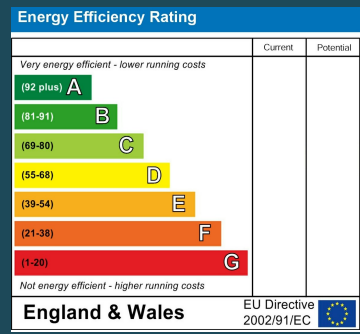


Sewerage: Mains  
 Electricity Supply: Mains  
 Mains Gas Supply: Yes  
 Central Heating: Yes - Gas

**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



**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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