

Victoria Way
Spaxton
TA5 1BQ




JOSEPH CASSON
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£219,950

- Mid-Terraced Property
 - Two Bedrooms
 - One Bathroom
- Lounge with Multi-Fuel Burner
 - Kitchen/Diner
 - Conservatory
- Enclosed Rear Garden
- Lawned Front Garden
- Garage
- Double Glazed & Electric Heating

A spacious and well-presented two-bedroom mid-terraced home with garage and an enclosed rear garden, set within a modern close in the highly sought-after village of Spaxton.

ACCOMMODATION

This double-glazed and electrically heated property offers an inviting layout comprising an entrance hallway, a lounge, and a spacious kitchen/diner opening into a bright conservatory on the ground floor. The first floor features two generously sized bedrooms (both with fitted wardrobes) and a bathroom, accessed from the landing.

Externally, the property enjoys a lawned front garden and an enclosed rear garden with both lawned and seating areas, creating an ideal space for outdoor relaxation. There is a garage located in the block to the side of the property.

LOCATION

Spaxton is a prestigious village with a well-respected primary school, pub, church, and a community-run post office/store. The property benefits from easy access to the market town of Bridgwater, A39 & M5 motorway. The property is situated on the lower slopes of the Quantock Hills, an area of outstanding natural beauty and Durleigh Reservoir is nearby, providing extensive water sports and activities.

ADDITIONAL INFORMATION

Tenure: Freehold

Estate/Management Charge: None.

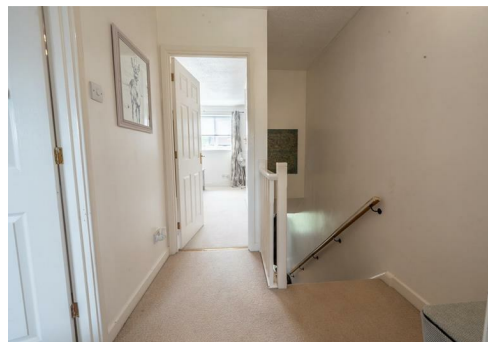
EPC Rating: D

Council Tax Band: C

UTILITIES

Water supply: Mains

Sewerage: Mains





Electricity Supply: Mains

Mains Gas Supply: No

Central Heating: No - Electric Room Heaters

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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