

Quantock Road  
Bridgwater  
TA6 7EJ



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





£330,000

- Spacious Bay-Fronted Semi-Detached Property
  - Three Bedrooms
  - One Bathroom & Separate WC
  - Lounge/Diner
    - Kitchen
    - Utility Room
  - Attached Garage & Driveway
- Generously Sized Rear Garden with Wooden Cabin
  - Gas Central Heating & Double Glazing

An attractive bay-fronted semi-detached home occupying an elevated position and benefiting from a generously sized enclosed rear garden with a wooden cabin, together with a garage and driveway providing off-road parking. The property is situated on the western outskirts of Bridgwater, offering convenient access to the town centre, Hinkley Point and the M5 motorway.

This well-presented property provides spacious accommodation throughout and is ideally suited to families, first-time buyers or those seeking good commuter links while remaining within easy reach of local amenities.

## ACCOMMODATION

Offered with the benefits of double glazing and gas central heating, this well-presented home briefly comprises an entrance porch, hallway, spacious lounge/diner, kitchen, and utility room to the ground floor. The first floor provides three bedrooms, a family bathroom and a separate WC, all accessed from the landing.

Outside, the property enjoys a garage and off-road parking via its own driveway and an enclosed rear garden with lawn and seating areas, complemented by a useful wooden cabin.

## LOCATION

Located on the western edge of Bridgwater, the property enjoys excellent access to the town centre, where residents can take advantage of a wide range of amenities, including shops, supermarkets, restaurants, cafés and leisure facilities. Bridgwater also benefits from good transport links, with easy access to the M5 motorway at Junctions 23 and 24, a mainline railway station and regular bus services, making it an ideal location for both commuters and families alike.

## ADDITIONAL INFORMATION

Tenure: Freehold

Estate/Management Charge: No

EPC Rating: E

Council Tax Band: C

## UTILITIES

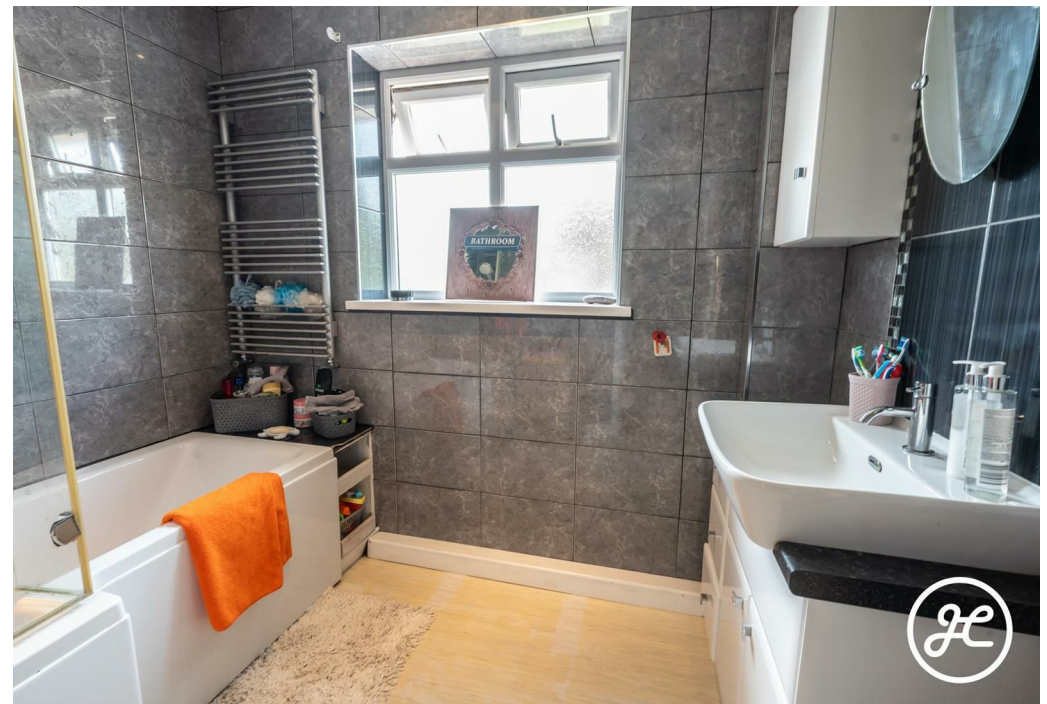
Water supply: Mains

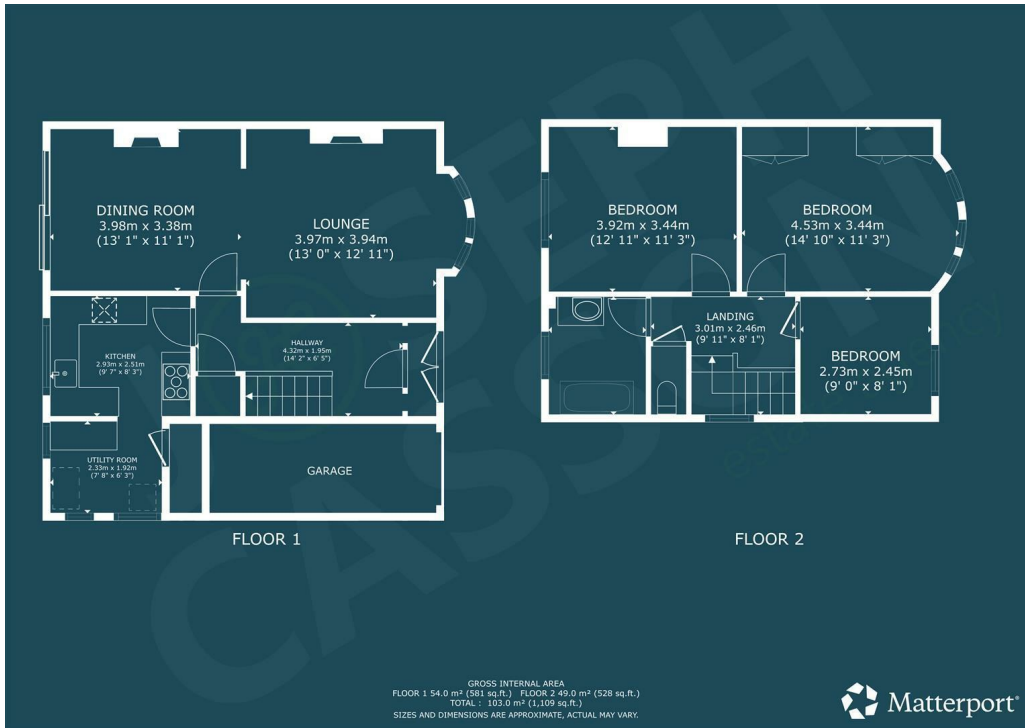
Sewerage: Mains

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

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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



Joseph Casson Estate Agency -  
Bridgwater  
1 Friarn Lawn  
Bridgwater  
Somerset  
TA6 3LL

Contact  
01278258005  
office@josephcasson.co.uk  
www.josephcasson.co.uk



**JOSEPH CASSON**

the estate agency your home deserves