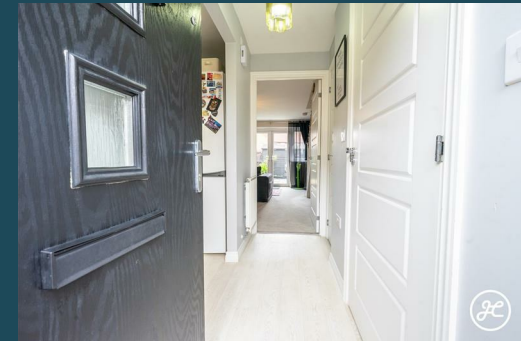


Alberta Way
Bridgwater
TA6 4GN




JOSEPH CASSON
the estate agency your home deserves





£195,000

- Spacious Mid-Terraced Property
- Constructed By Barratt Homes in 2016
 - Two Double Bedrooms
 - One Bathroom
 - Lounge/Diner
 - Seperate Kitchen
 - Cloakroom
- Enclosed Rear Garden
- One Parking Space
- Double Glazing & Gas Central Heating

Located in the popular Kings Down development on the outskirts of Bridgwater, this modern mid-terraced home offers stylish, low-maintenance living with excellent access to the M5.

Built by Barratt Homes in 2016, the property features a spacious lounge/diner, a separate kitchen, two generous double bedrooms, and a convenient ground-floor cloakroom. Outside, you'll find an enclosed, landscaped rear garden and one allocated parking space.

ACCOMMODATION

This modern semi-detached home benefits from UPVC double glazing and gas central heating. The ground floor offers a welcoming entrance hallway, cloakroom, kitchen, and an open-plan lounge/diner. Ustairs comprises two well-proportioned bedrooms and a family bathroom. Outside, there is an enclosed rear garden with a seating area, a shed, and it benefits from rear access, which leads to the parking space.

LOCATION

Kings Down is a desirable development just north of Bridgwater, with a range of local facilities including shops, schools, and restaurants nearby. The location offers excellent access to the M5 motorway, A38, and public transport links. Bridgwater's town centre, hospital, and rail station are all within easy reach, and Bristol is approximately 37 miles to the north.

ADDITIONAL INFORMATION

Tenure: Freehold

Estate/Management Charge: £200 per annum

EPC Rating: B

Council Tax Band: B

UTILITIES

Water Supply: Mains

Sewerage: Mains

Electricity Supply: Mains

Gas Supply: Mains





Central Heating: Mains - 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:

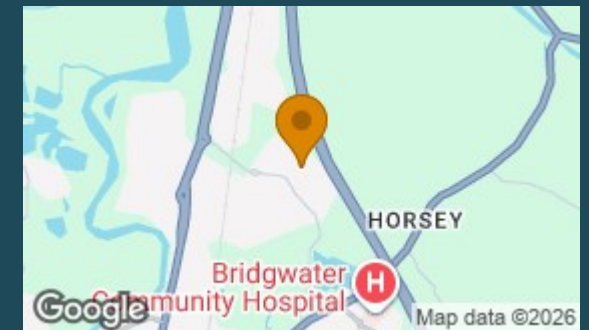
checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

Council Tax Band

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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