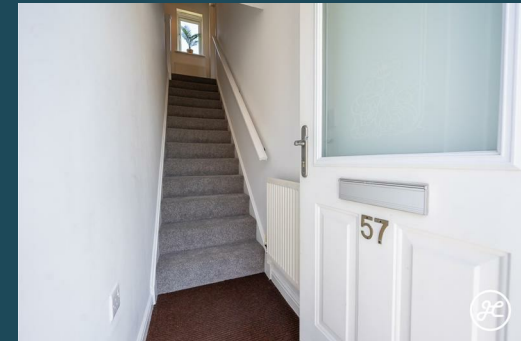


Cavalier Close
Bridgwater
TA6 3WF




JOSEPH CASSON
the estate agency your home deserves





£185,000

- Spacious Modern Coach House
 - Beautifully Presented
 - Constructed in 2006
- Two Double Bedrooms
 - One Bathroom
 - Lounge/Diner
 - Kitchen
- Garage & Driveway
- UPVC Double Glazing & Gas Central Heating
- EPC RATING: C

Discover this beautifully presented two-bedroom coachhouse, tucked away in a peaceful cul-de-sac at the edge of a desirable modern development.

With spacious double bedrooms, a modern bathroom, fitted kitchen, and an open-plan lounge/diner, it's perfect for comfortable living. Plus, enjoy the convenience of a garage and nearby local amenities!

ACCOMMODATION

Discover this impressive, light and airy double-glazed home featuring gas central heating. It includes an inviting entrance hallway leading to the first-floor landing, a spacious lounge/diner, a kitchen, two bedrooms, and a bathroom. Enjoy the convenience of a garage with parking right in front!

LOCATION

This popular development is accessed off Homberg Way (NDR) and is ideally situated for access to both Bridgwater Town Centre and the M5. Chilton Trinity Secondary School, 1610 Sports Centre (including swimming pool) and The Green is a short distance away, as are a wide range of other local amenities.

Bridgwater offers a full range of facilities including retail, educational and leisure amenities. Bridgwater bus station offers a regular bus service to Taunton together with a daily service to London Hammersmith. There are main line links via Bridgwater Railway station. A short distance to the West is the Quantock Hills, an Area of Outstanding Natural Beauty.

ADDITIONAL INFORMATION

Tenure: Freehold

Estate/Management Charge: £344 per annum

EPC Rating: C

Council Tax Band: A

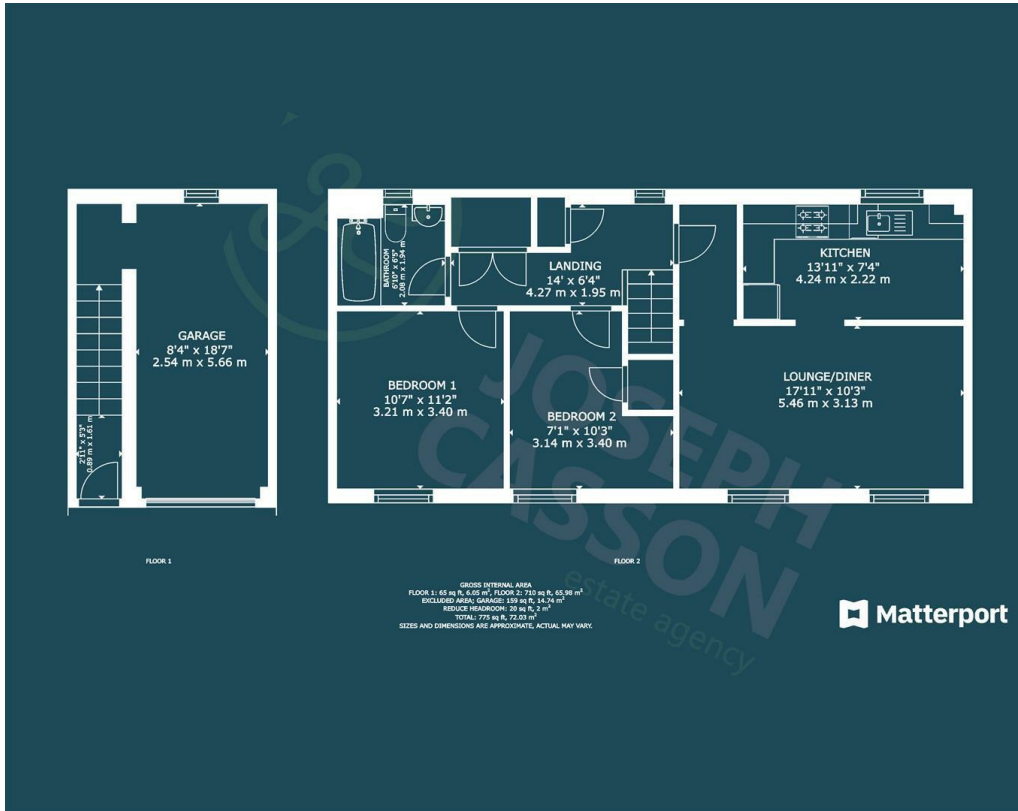
UTILITIES

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

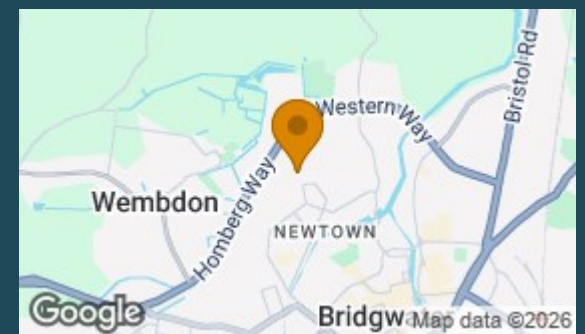
BROADBAND & MOBILE COVERAGE

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

A

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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